

WAHKIAKUM COUNTY SHORELINES  
INDUSTRIAL AND TOURIST/  
COMMERCIAL SITE INVENTORY

Draft

August 1984

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WAHKIAKUM COUNTY SHORELINES  
INDUSTRIAL AND TOURIST/COMMERCIAL SITE INVENTORY

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Prepared by

Cowlitz-Wahkiakum Governmental Conference  
with a grant from the Washington State  
Department of Ecology, Shorelands Division

August 1984

WAHKIAKUM COUNTY SHORELINES  
INDUSTRIAL AND TOURIST/COMMERCIAL SITE INVENTORY

Introduction

Wahkiakum County is undergoing economic changes as the timber and fishing sectors of the local economy decline. The County's location on the Columbia River with its links to other domestic ports and foreign ports, especially the Pacific Rim, offers an attraction for potential industrial development. The river also offers opportunity for increasing the tourism sector of the economy.

This document is an inventory and analysis of sites along the Columbia River that were identified for potential development. For each identified potential site there is a fact sheet summarizing the site characteristics that are typically of interest to developers for almost any kind of use. In addition to each site characteristic summary, there is a photograph of the subject property with the site boundaries and significant landmarks highlighted.

This inventory contains a discussion of the methodology used to evaluate each site. Included is the institutional data sources used and a brief presentation of the discretionary use regulations implemented at the local and state level.

This inventory is designed to be used by Wahkiakum County officials and the Lower Columbia Economic Development Council to attract or dissuade potential developers to or from sites in the County, as appropriate. It is an economic development tool. As such, the fact sheets present only an overview of the environmental characteristics and should not be construed as detailed environmental assessments of the sites. Instead, one should view the information presented on the fact sheet as a starting point for evaluating the site for specific proposals when the details of the proposals become sufficiently defined.

## Site Selection Criteria

The following is a description of the basic requirements, if any, for development of industrial and tourist/commercial facilities.

### Industry

Industry, whether it be specifically wood mill operations or otherwise, has a generic list of site criteria. These requirements include relatively flat land and solid and stable soils. Additionally, energy, potable water and wastewater treatment facilities are desirable to have on-site or nearby. Size requirements for wood mill operations generally are approximately 50 acres, which allows space for log storage, planer sheds, dry kilns and finished product storage. Green lumber mills require approximately 20 percent less space, or 40 acres. Smaller operations, such as chipping facilities or log merchandizing (log rafting and movement), require only 10 to 20 acres.

Wood mills also produce waste materials, such as dust, fly ash, or wood treatment chemicals. Disposal sites for these or other industrial waste materials would optimally be located on the mill site. At the least, waste disposal sites must be reasonably accessible so that transportation costs are kept low. Investigations show the soils families in all of the identified sites probably will not be suitable for industrial waste disposal. Virtually all of the soils near the Columbia River shoreline consistently exhibit high permeability and high water tables, both of which could facilitate ground water contamination if industrial wastes were allowed.

Access is another important requirement. Easy vehicular access is necessary in order for employees, supplies and products to move to and from the industry. Water access is valuable when moving large volumes or masses of materials.



Shallow draft water access for barges and tugboats is probably more important for relatively small scale industrial operations than is deep draft access. The capital costs involved with the development of deep draft docks and traditional freight loading/unloading equipment are quite steep. With the growing use of container shipment and container cranes, those costs can increase further. Additionally, these small operations generally do not generate a sufficient volume of products to warrant an ocean-going deep draft vessel docking at the mill's wharves. However, smaller operations can take advantage of shallow draft barges, which can transport products to larger port operations for overseas transshipment.

#### Stern-wheeler Docks

Docking facilities per se for stern-wheeler tourist boats are rather flexible. The critical issues with this type of activity are associated with the supporting tourist activities and facilities nearby. These facilities would include eating and drinking establishments, overnight accommodations, a variety of retail outlets from food to clothing to souvenirs, and so on. These types of things are generally found in urbanized areas, or in pockets of development in rural areas. Picturesque, aesthetically pleasing views of areas are also a must.

The dock itself must be sufficiently long and sturdy for the vessel to tie up and at an elevation that is compatible with the boarding apparatus. Where this type of structure does not exist, it can be fabricated with a minimum of problems provided there are no significant impacts to the natural environment and that the supporting facilities exist.

#### Other Tourist/Commercial/Recreational Sites

Site requirements for other types of commercial or recreational facilities are limited only by the attraction offered. Access can be from land or from water, or both. The

## ABSTRACT

Title: Draft Wahkiakum County Shorelines Industrial and Tourist/Commercial Site Inventory

Author: Cowlitz-Wahkiakum Governmental Conference, Project Planners: Ski Urling and Don Mathison

Subject: Shorelines Management

Date: August, 1984

Participating Agencies: Washington Department of Ecology, Cowlitz-Wahkiakum Governmental Conference, Wahkiakum County, and the Lower Columbia Economic Development Council

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### Summary

The intent of this project was to identify the shoreline areas in Wahkiakum County that offer potential for development that would facilitate an improvement in the local economy. The focus was partially on properties that have appropriate characteristics for water dependent industrial development, specifically small wood mills. Part of the effort was also to identify properties for water dependent commercial activities, including stern-wheeler docking sites, that would facilitate an improvement in the tourism sector of the County's economy. While much of the effort was directed toward locating shoreline sites with potential for development, a concomitant effort was directed toward identifying those sites that exhibit qualities and characteristics that should be preserved and protected. This draft document is designed for local officials to use to attract potential

entrepreneurs to the County to bolster the declining economy. At the same time, it also provides those officials with information to dissuade those businesses from locating on specific properties.

The document includes fact sheets for each site that summarize the pertinent characteristics of the property. These include ownership and legal information, regulatory designations, access, utility features, and surrounding conditions both actual and man-made. There is a comments section on each fact sheet that briefly discusses any peculiarities of the site that make it desirable or undesirable for development. Additionally, there is an aerial photograph of each site with the boundaries and important landmarks identified.

The beginning of the report summarizes the intent of the effort and use of the information. The site identification process is described, as well as the criteria used to evaluate the sites. Also included are the sources used which provided the bulk of data and information available for the site evaluations.

## PROJECT COMPLETION REPORT

### Summary Account

The Grantee prepared a draft inventory of 25 sites in Wahkiakum County that were thought to have potential for water dependent industrial or tourist/commercial development. The sites were identified using the land use classifications of the Wahkiakum County and Town of Cathlamet Comprehensive Plans. Additional sites were identified for potential development by members of the Lower Columbia Economic Development Council Board of Directors.

Each site was evaluated for development feasibility from development standards for general types of use activities. Typical industrial standards and criteria were developed in-house by staff. Specific small woodmill site development requirements were developed from interviews with management personnel in that industry. Tourist/commercial site criteria were found to be much more subjective than industrial site criteria. The attractiveness of a potential tourist/commercial site was found to be a function of the site's natural assets and/or supporting amenities rather than typical industrial requirements for 40 acres of flat, stable land with water and sewer service facilities immediately adjacent or developable on-site.

Finally, each site was evaluated for environmental considerations that tend to influence its developability. Although this inventory is not intended to be a detailed environmental analysis, the properties were investigated for habitation by protected species of plants and animals as well as the general habitat value for other wildlife. Potential problems with surface and ground water systems caused by development were included, as were possible conflicts with the built environment. The information used to perform this review included field inspections and thorough use of existing documents from CREST, the County Shoreline Master Management Program and Comprehensive Plan, the U.S. Fish and Wildlife's Wetland Inventory maps, and State Heritage Data System program.

nature of the attraction will dictate the potential type of development. For instance, the termini of canoe trails may have retail services or a guide/outfitter/equipment rental operation nearby. A birdwatching area may have need for only a parking lot. A productive sport fishing area may need only a boat launch. The supporting facilities depend directly on the nature of the activity. Intensive activities will need dependable access, electricity and a safe supply of potable water. In some cases, sewerage may be required; in others, an on-site wastewater disposal system will suffice. The size of the site can vary just as much as any other characteristic.

#### Site Evaluation Information

A variety of characteristics were evaluated for each of the sites to determine the potential development advantages as well as the disadvantages. Development criteria, as discussed previously, was merely one set; institutional regulations and environmental considerations were also researched and employed.

The lower Columbia River is fortunate to have undergone a substantial amount of scientific research in recent years. Under the guidance of the Columbia River Estuary Study Taskforce (CREST) and the Columbia River Estuary Data Development Program (CREDDP), considerable data on the natural environment have been collected and catalogued. Other sources contributing data on the natural environment include the U. S. Fish and Wildlife Service, the Heritage Data System of the State Departments of Natural Resources and Game, and the U. S. Soil Conservation Service. With the information from these agencies, each site was evaluated for potential significant adverse impact to the natural environment that might be caused by development. The data provided knowledge of valuable wildlife habitats and the presence of animals or plant species that are presently under various levels of protection by the state or federal government. The locations of wetlands, the development of which are regulated by the federal government, were identified so that site inventory users

would be aware of the ecological value of those areas. Finally, soils families were listed because of their natural limitations on development.

Two local documents were also used to evaluate the sites. The Wahkiakum County Shorelines Management Master Program describes and regulates the appropriate land uses on designated "shorelines of the state" in the County. Also, because Wahkiakum County falls under the preview of the Coastal Zone Management Act, the shorelines program regulates uses of the water in those same shoreline areas.

The County's Comprehensive Plan offers a wealth of information about the county. Its function is that of describing the long-range direction and goals for development of the County. Based upon not only the natural conditions but also on those made by man with the intention of improving the quality of life, the Comprehensive Plan describes the preferred land uses around the County. These man-made conditions generally include roads, bridges, dredged and filled areas, water and sewer and electrical facilities, and fire protection areas. Also taken into account are the trends of private and public land uses and development.

The discretionary land use documents mentioned above are the basis for guiding development in the County. The preferred and regulated uses and their locations were instrumental in identifying shoreline sites with potential for development. The use regulations or guidelines of the Shorelines Management Master Program and Comprehensive Plan are summarized on the following pages.

LAND USE CLASSIFICATIONS AND RECOMMENDATIONS  
(Page 1 of 2)

CLASSIFICATION	RECOMMENDED USE	DISCOURAGED USE	RECOMMENDED DENSITY
SPECIFIC FOREST USE (SFU)	Timber growth, management and harvest; log truck & logging equipment repair shops & shake mills; recreation facilities <u>not conflicting</u> with timber management activities	All development not required for forestry activity.	Not applicable
SPECIFIC AGRICULTURAL USE (SAU)	Livestock & crop raising; farm management activities;		Must meet minimum health standards for water and sewerage
RURAL RESIDENTIAL (RR)	Single family & mobile homes		1 dwelling per acre
LOW DENSITY RESIDENTIAL	Single family & mobile homes; duplexes		2 dwellings per acre
RURAL SERVICE AREA (RSA):			
A. Industrial and Commercial	Light manufacturing; light equipment repair shops; cafes, restaurants, auto service stations; neighborhood retail services, highway oriented developments	Heavy machine and equipment repair shops; log storage & shipping facilities; warehousing	To be determined by type and location of proposal plus presence of sewer or water facilities
B. Residential			
1. Low Density	Single family, mobile homes & duplexes	All other uses	2 units per acre
2. High Density	Single family, duplexes and triplexes	Apartments and mobile home parks	5 units per acre

(Continued.....)

CLASSIFICATION	RECOMMENDED USE	DISCOURAGED USE	RECOMMENDED DENSITY
URBAN DEVELOPMENT AREA (UDA):			
A. Industrial (This category applies to all areas except the Rural Services Area)	Heavy and light manufacturing; log & lumber, handling, storage & shipping facilities; machine & equipment repair shops; supportive commercial outlets; warehousing	Residential developments; commercial developments not serving the industrial sector directly	To be determined by type & location of proposal plus presence of sewer or water facilities
B. Commercial (This category applies countywide)	Highway oriented developments; cafes; restaurants; auto service stations, shopping centers, retail service centers	Residential development; industrial	Shopping centers - minimum 3-4 acres. All other uses to be determined upon type & location of proposal & presence of sewer & water facilities
C. Residential			
1. low density	Single family, mobile homes and duplexes; neighborhood retail services	Industrial and intensive commercial	2 units per acre
2. high density	All low density residential uses; mobile home parks; triplexes, fourplexes & apartments	Industrial and intensive commercial	Single family units - 5 per acre; mobile home parks - duplex, triplex, fourplex - 8 units per acre; apartments - 10 units per acre



PERMITTED USE/ACTIVITY TABLE - SHORELANDS

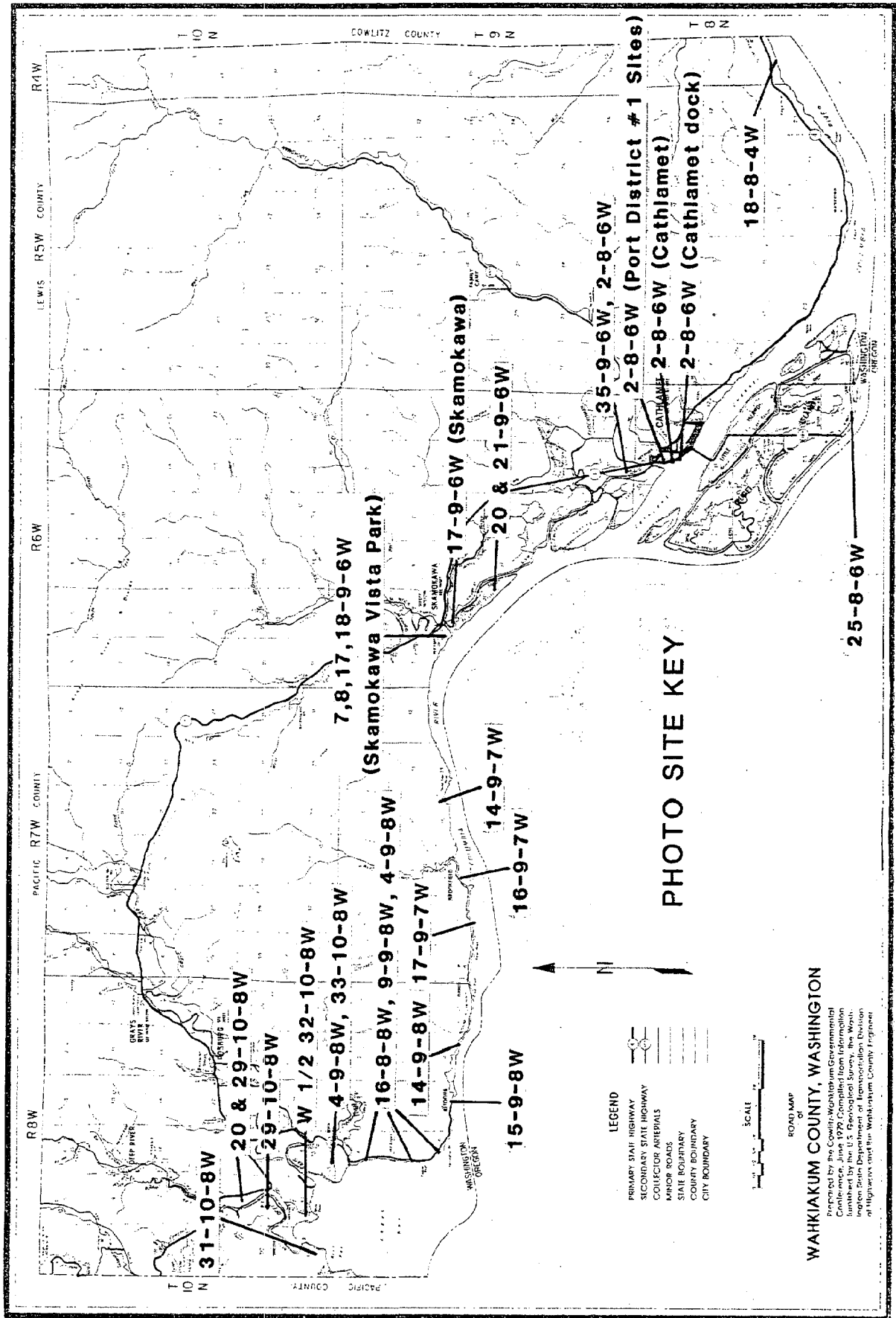
<u>USES IN SHORELAND AREAS</u>	<u>Natural</u>	<u>Conservation</u>	<u>Rural</u>	<u>Urban</u>
RESIDENTIAL	N	PS	PS	PS
COMMERCIAL	N	C	C	PS
INDUSTRIAL & PORT FACILITIES	N	C	PS	PS
UTILITIES	N	C	C	PS
RECREATION	C	PS	PS	PS
NAVIGATION AIDS	P	P	P	P
DOCKS & MOORAGES	N	C	PS	PS
MARINAS	N	C	PS	PS
LAND TRANSPORTATION	N	C	PS	PS
SIGNS	C	PS	PS	PS
SEWERAGE	N	C	PS	PS
TIMBER PRACTICES	C	PS	PS	PS
LOG STORAGE/SORTING YARD (land)	N	C	PS	PS
MINING/MINERAL EXTRACTION	N	C	C	C
AGRICULTURE	C	PS	PS	PS
AQUACULTURE	N	PS	PS	PS
ARCHAEOLOGY	PS	PS	PS	PS
SCIENTIFIC RESEARCH & EDUCATION	P	P	P	P
SOLID WASTE DISPOSAL	N	N	C	C
<u>ACTIVITIES IN SHORELAND AREAS</u>				
SHORELINE STABILIZATION				
Vegetative	PS	PS	PS	PS
Rip-rap	C	PS	PS	PS
Bulkheads	N	C	PS	PS
DIKES				
New Construction	N	C	PS	PS
Maintenance/Repair	PS	PS	PS	PS
FILL	N	C	PS	PS
DREDGED MATERIAL DISPOSAL	N	C	PS	PS
EXCAVATION - to create new water surface	N	C	PS	PS
BANKLINE OR STREAM ALTERATION	N	C	C	C

PERMITTED USE/ACTIVITY TABLE - AQUATIC AREAS

<u>USES IN AQUATIC AREAS</u>	<u>Natural</u>	<u>Conservation</u>	<u>Rural</u>	<u>Urban</u>
RESIDENTIAL	N	C	C	C
COMMERCIAL	N	C	C	PS
INDUSTRIAL & PORT FACILITIES	N	N	C	PS
UTILITIES	N	C	C	PS
RECREATION	C	PS	PS	PS
NAVIGATION AIDS	P	P	P	P
DOCKS & MOORAGES	N	C	PS	PS
MARINAS	N	C	PS	PS
NAVIGATIONAL STRUCTURES	N	C	C	C
AQUATIC TRANSPORTATION FACILITIES	N	C	C	PS
SIGNS	C	PS	PS	PS
TIMBER PRACTICES	C	C	C	PS
LOG STORAGE (in-water)	C	PS	PS	PS
LOG DUMP/SORT AREA (in-water)	N	C	C	PS
MINING/MINERAL EXTRACTION	N	C	C	C
AQUACULTURE	C	PS	PS	PS
ARCHEOLOGY	PS	PS	PS	PS
SCIENTIFIC RESEARCH & EDUCATION	P	P	P	P

ACTIVITIES IN AQUATIC AREAS

SHORELINE STABILIZATION				
Vegetative (non-structural)	PS	PS	PS	PS
Rip-rap	C	PS	PS	PS
Bulkheads	N	C	PS	PS
DIXES				
New Construction	N	C	C	PS
Repair, Maintenance	PS	PS	PS	PS
PILING/DOLPHIN INSTALLATION	N	C	PS	PS
FILL	N	C	C	PS
DREDGED MATERIAL DISPOSAL	N	C	C	PS
DREDGING				
New	N	C	PS	PS
Maintenance	N	PS	PS	PS
To obtain fill material	N	C	C	PS
BANKLINE OR STREAM ALTERATION	N	C	C	PS



INDUSTRIAL SITE INFORMATION SUMMARY  
WAHAKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
18-8-4

Best Potential Use \_\_\_\_\_ Jurisdiction Wahkaikum County  
Parcel Size 3-5 acres Assessor's Parcel No. 21-612  
Owner(s) Carl Forsberg

Assessed Valuation:

Comprehensive Plan Designation Specific Forest Use Land 4,200 - 7,000  
Shorelines Designation Land-urban water conservancy Buildings \_\_\_\_\_  
Zoning none Total 4,200 - 7,000

TRANSPORTATION ACCESS

Distance to SR-4 adjacent Water Access existing barge  
possible deep draft

UTILITIES

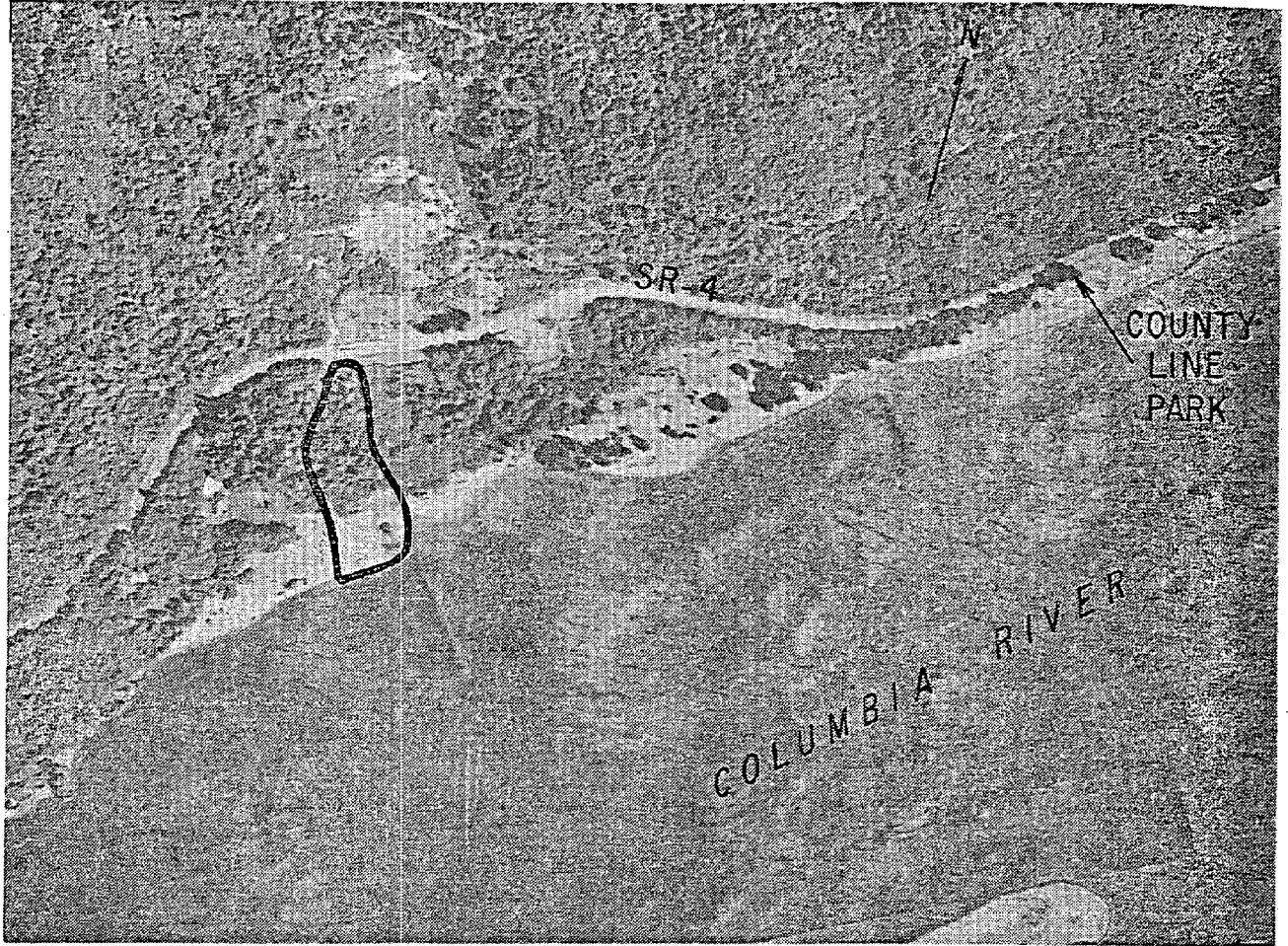
Electric Service adjacent Fire Protection none  
Water: Line Size none Location \_\_\_\_\_ Purveyor \_\_\_\_\_  
Sewer: Line Size none Location \_\_\_\_\_ Purveyor \_\_\_\_\_

SITE FEATURES

Topography lower portion flat  
upper portion moderately sloped Floodplain yes?  
Present Use occasionally used for barge loading-unloading  
Surrounding Land Use Residential and County Line Park  
Soils Umbric Dystrichrepts and Raught Silt Loam

COMMENTS: This parcel lies directly on the Columbia River and is occasionally used as a barge loading site. The lower portion is a flat beach, but the upper portion is moderately sloped forest land. The owners residence overlooks the site, and County Line Park can be seen a few hundred yards upstream. The cliff across SR4 has a history of rock slides which potentially could allow debris to reach this site if slides occur in the future.

Expansion of County Line Park is feasible only to its west onto the property between Forsberg and the Park. If this expansion should occur, there is potential for conflicts between the Park and its recreational activities and any industrial development on the Forsberg site.



18-8-4W (Forsberg Property)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

25-8-6W (E. Sunny Sands, Puget Island)

Best Potential Use Recreation Jurisdiction Wahkiakum County  
Parcel Size 19.94 acres Assessor's Parcel No.                       
Owner(s) 16 130012

Assessed Valuation:

Comprehensive Plan Designation Rural Residential Land 242,930  
Shorelines Designation Land-Rural-Water-Conservancy Buildings 402,500  
Zoning None Total \$645,430

TRANSPORTATION ACCESS

Distance to SR-4 3.5 miles Water Access Deep Draft adjacent

UTILITIES

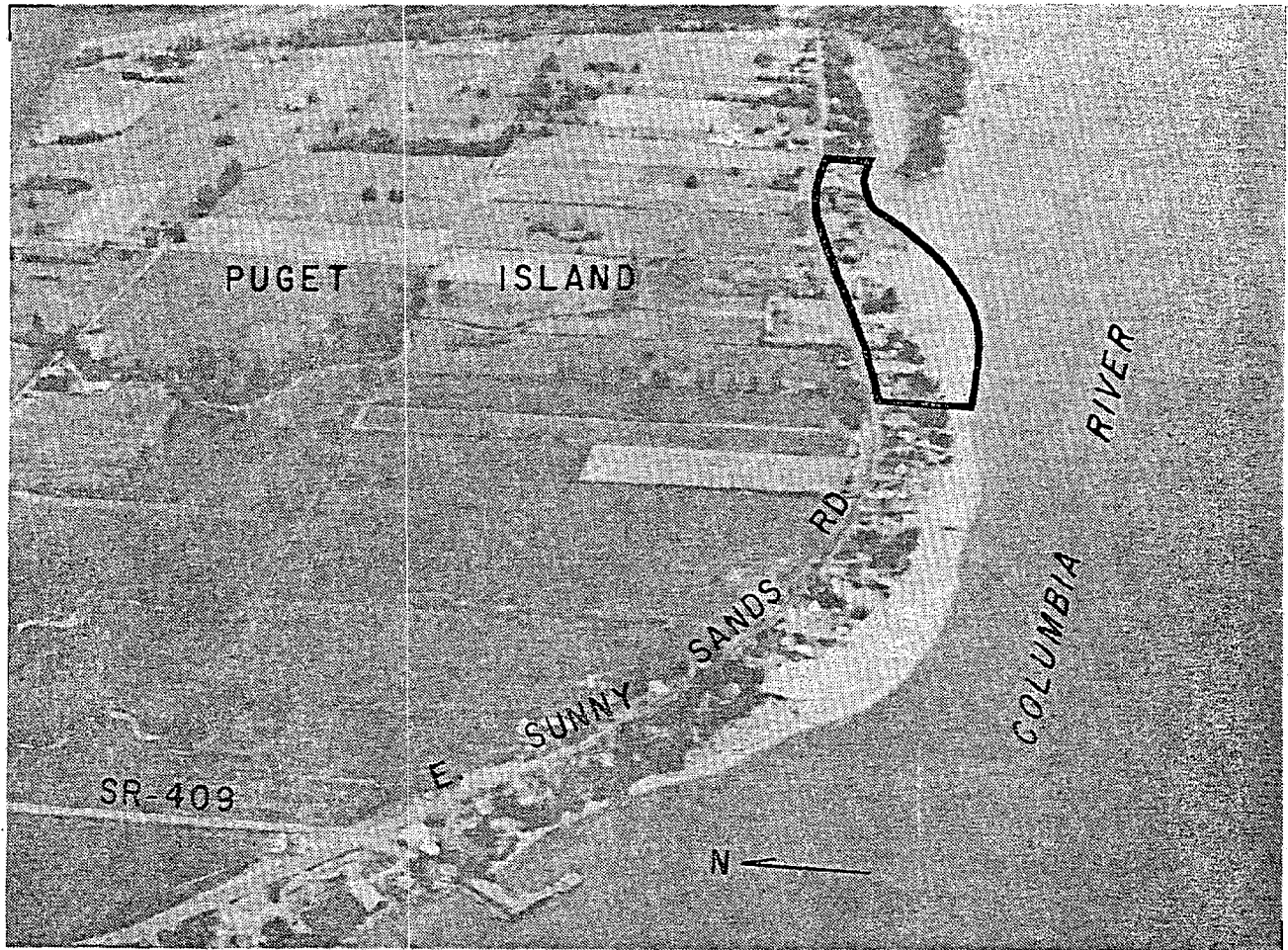
Electric Service Yes Fire Protection District #4  
Water: Line Size 6" Location on-site Purveyor PUD  
Sewer: Line Size None Location                      Purveyor                     

SITE FEATURES

Topography Flat Floodplain Yes  
Present Use Beach-Recreation-Fishing  
Surrounding Land Use Rural Residential  
Soils Udipsamments Level

COMMENTS:

This area is currently used for public fishing and other river access recreational activities. Rural residential uses abut the site, although the State owns property among those residences. Those residents could object to any intensive development on this area. There does not appear to be any major environmental concerns with the continued use and possible development of this area with the exception of flooding.



25-8-6W (E. Sunny Sands, Puget Island)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

2-8-6W (Cathlamet dock)

Best Potential Use Stern-wheeler Dock Jurisdiction Cathlamet  
Parcel Size NA Assessor's Parcel No. 430090  
Owner(s) Town of Cathlamet

Assessed Valuation:

Comprehensive Plan Designation Commercial Industrial Land NA  
Shorelines Designation Land-Urban-Water-Conservancy Buildings NA  
Zoning C-I Total NA

TRANSPORTATION ACCESS

Distance to SR-4 0.5 miles Water Access Existing Barge Access  
Potential Deep Draft

UTILITIES

Electric Service on-site Fire Protection Cathlamet  
Water: Line Size 6" Location on-site Purveyor Town  
Sewer: Line Size 8" Location on-site Purveyor Town

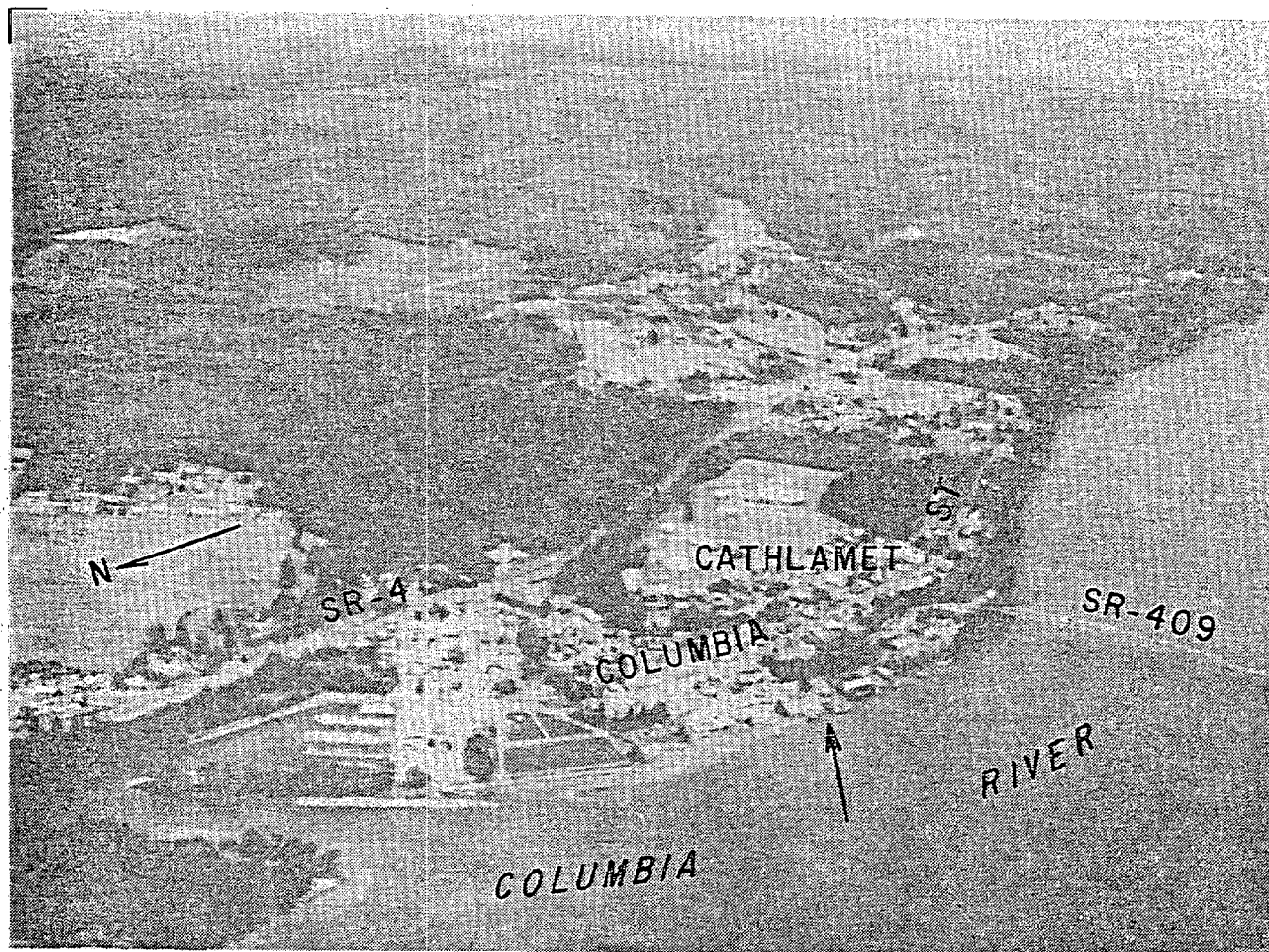
SITE FEATURES

Topography NA Floodplain No  
Present Use Dilapidated dock  
Surrounding Land Use Various urban uses  
Soils NA

COMMENTS:

There is great potential to redevelop this facility as a stern-wheeler dock. While the existing dock structure would require replacement, the supporting activities for ship patrons either exist or could be developed in short order. Restaurant and hotel accommodations are only a short walk from the dock as is the remainder of the town. Other tourist commercial activities could include such things as a boutique ice cream or taffy factory and outlet. An historical structure inventory has been developed and tours could be provided. Water, sewer and electric facilities appear to be adequate or could be upgraded with little effort.





2-8-6W (Cathlamet dock)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

2-8-6W (Cathlamet)

Best Potential Use Industry/Commercial Jurisdiction Cathlamet  
Parcel Size 4 acres Assessor's Parcel No. 430086, 430087  
Owner(s) Public Utility District,  
Pacific N.W. Bell, Roland Brusco,  
Robert Hendrickson, Town of Cathlamet Assessed Valuation:  
Comprehensive Plan Designation Commercial Industrial Land 19,500  
Shorelines Designation Land-Urban Water-Conservancy Buildings 39,300  
Zoning Commerical/Industrial Total \$58,800

TRANSPORTATION ACCESS

Distance to SR-4 0.5 miles Water Access Deep Draft ?

UTILITIES

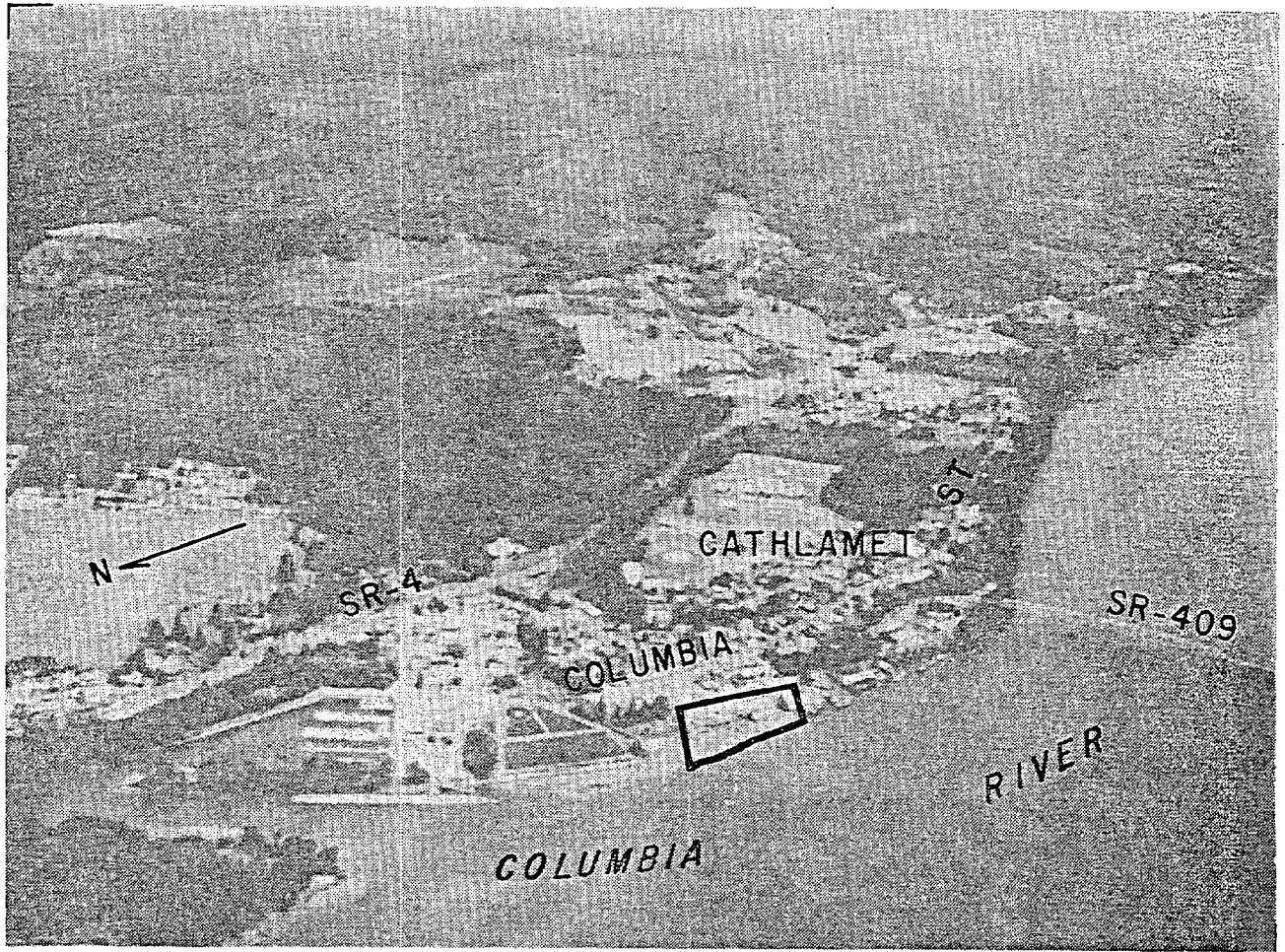
Electric Service on-site Fire Protection Town of Cathlamet  
Water: Line Size 6" Location on-site Purveyor Town  
Sewer: Line Size 8" Location on-site Purveyor Town

SITE FEATURES

Topography Flat to moderate slope Floodplain No  
Present Use Light industry and public office and maintenance buildings  
Surrounding Land Use Variety of urban uses - commerical, office, residential  
Soils Cathlamet Silt Loam

COMMENTS:

This site is currently used for various public and private uses within central Cathlamet. River access by barge exists with potential for deep draft in the Cathlamet Channel. Land access is via the Cathlamet street system. Adverse impacts to flora and fauna by development should not be a problem. Impacts to the urban environment are more likely, however. Trucks carrying supplies, materials and products could disrupt the downtown area as they travel the streets in the urban core. Additionally, noise from potential manufacturing activities could also be annoying. Industrial wastes would have to be hauled from the site.



2-8-6W (Cathlamet)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
2-8-6

Best Potential Use Industrial Jurisdiction Cathlamet  
Parcel Size 1 acre Assessor's Parcel No. 10-399  
Owner(s) Chinook Packing Company and  
Port District No. 1

Assessed Valuation:

Comprehensive Plan Designation Industry-Commercial Land \$26,400  
Shorelines Designation Land Urban Water Urban & Conser- Buildings \$8,000  
Zoning Commercial/Industry vancy Total \$34,400

TRANSPORTATION ACCESS

Distance to SR-4 3 blocks Water Access shallow draft to the  
Columbia River

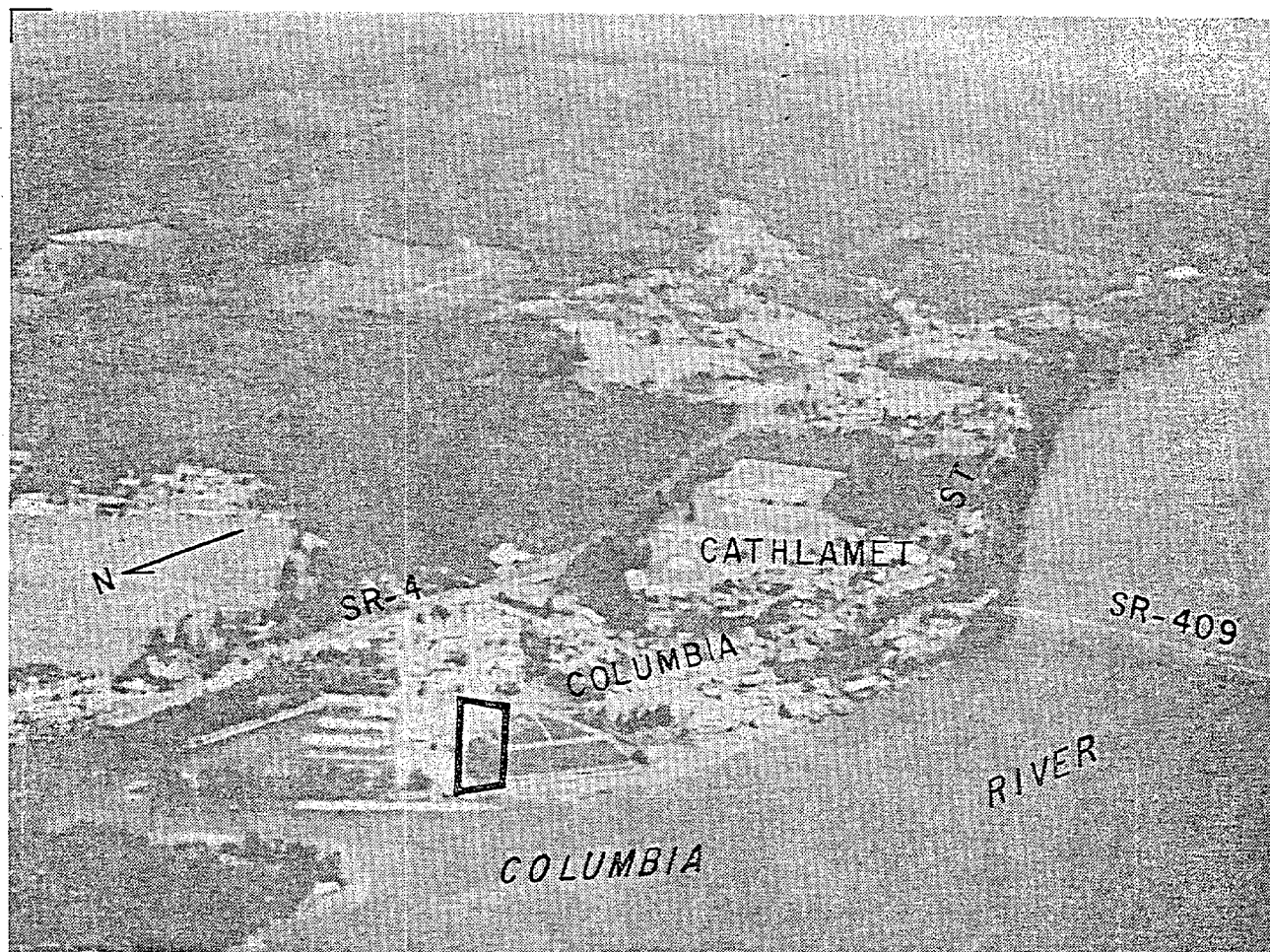
UTILITIES

Electric Service immediately adjacent Fire Protection Cathlamet  
Water: Line Size 6" Location on-site Purveyor Cathlamet  
Sewer: Line Size 10" Location on-site Purveyor Cathlamet

SITE FEATURES

Topography Flat Floodplain ?  
Present Use dilapidated vacant housing  
Surrounding Land Use Town sewer lagoons and shop, and marina  
Soils Cathlamet Silt Loan

COMMENTS: This property was once the site of a cannery. The site itself offers potential for industrial development because of the flat topography and river frontage. It would appear that commercial activities may be less likely because of the abutting sewer lagoon. Water access may be a problem because the site is only 100 feet wide, but acquisition of use rights of adjacent aquatic lands would probably eliminate or reduce that problem. There appear to be no major natural environmental issues with this property.



2-8-6W (Chinook Packing)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

2-8-6

Best Potential Use Light Industry or Commercial Jurisdiction Cathlamet  
Parcel Size 1 acre Assessor's Parcel No. \_\_\_\_\_  
Owner(s) Port District No. 1 of 42-1161 etal  
Wahkiakum County

Assessed Valuation:

Comprehensive Plan Designation Industrial/Commercial Land \_\_\_\_\_  
Shorelines Designation Land-Urban Water Conservancy Buildings \_\_\_\_\_  
Zoning Commercial/Industrial Total N/A

TRANSPORTATION ACCESS

Distance to SR-4 2 blocks Water Access shallow draft - through the marina

UTILITIES

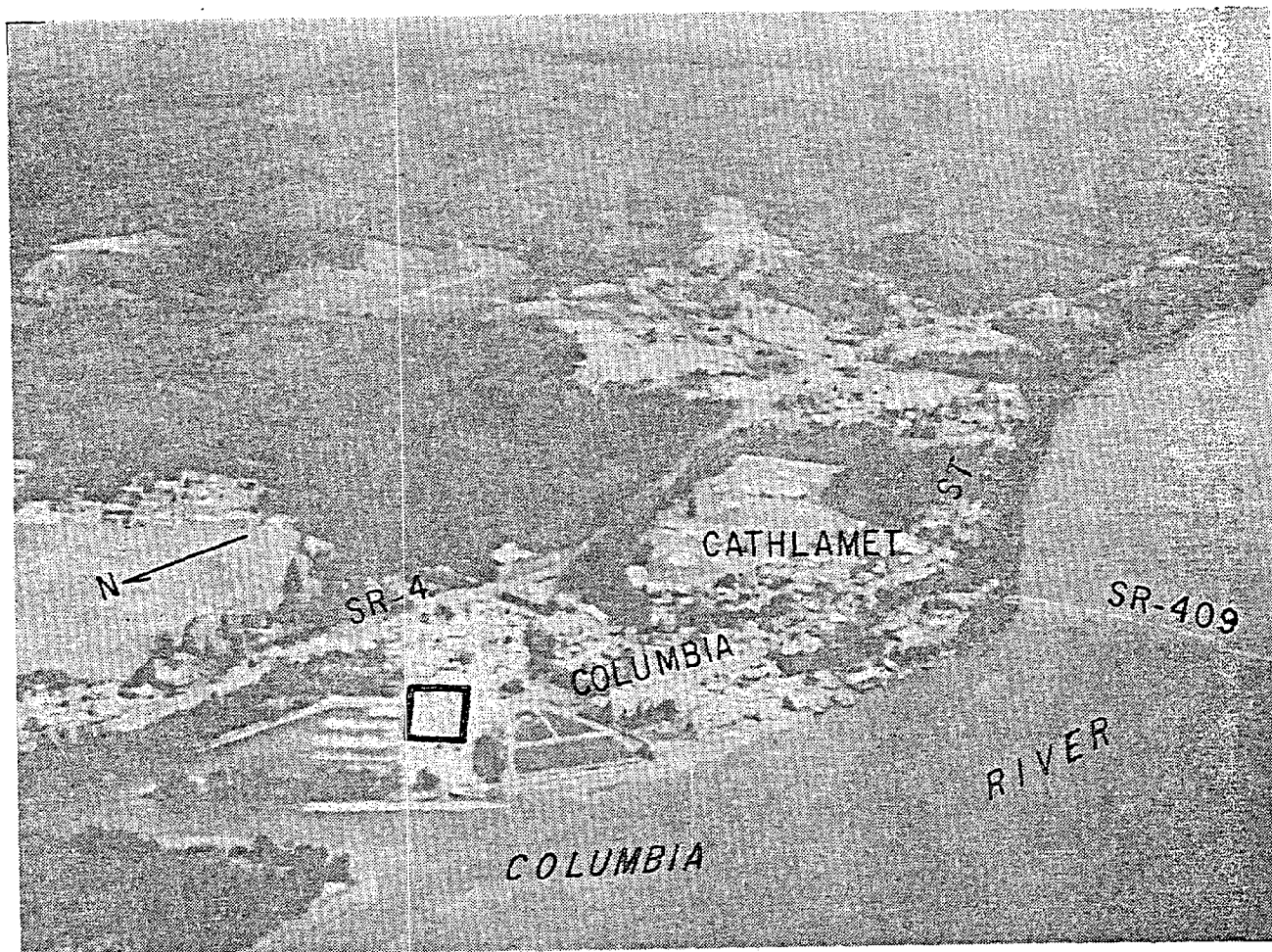
Electric Service on-site Fire Protection Cathlamet  
Water: Line Size 6" Location on-site Purveyor Cathlamet  
Sewer: Line Size 10" Location adjacent Purveyor Cathlamet

SITE FEATURES

Topography Flat Floodplain ?  
Present Use vacant  
Surrounding Land Use marina  
Soils Cathlamet Silt Loam

COMMENTS: This site is cleared and awaiting development. All facilities required are on-site. Water access for moving products or materials may be a problem. According to the Port's Comprehensive Development Plan, the portion of the marina where access would occur is to be developed for docks and moorage ships. Further, those materials would have to cross a regularly traveled way even if the mooring slips were not developed. For a marina related commercial use or non-water dependent industry, water access would not be critical.





2-8-6W (Port District No. 1 - Commercial)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHAKIACUM COUNTY, WASHINGTON

NAME OR LOCATION

2-8-6

Tourist-Commercial

Best Potential Use Restaurant

Jurisdiction Cathlamet

Parcel Size 7 acres

Assessor's Parcel No. \_\_\_\_\_

Owner(s) Port District No. 1 of

24-0223

Wahkiakum County

Assessed Valuation:

Comprehensive Plan Designation Industrial

Land N/A

Shorelines Designation Land-Urban Water Urban

Buildings N/A

Zoning Commercial/Industrial

Total N/A

TRANSPORTATION ACCESS

Distance to SR-4 2 blocks

Water Access Shallow Draft -  
on the marina

UTILITIES

Electric Service on-site

Fire Protection Cathlamet

Water: Line Size 6"

Location on-site

Purveyor Cathlamet

Sewer: Line Size 8"

Location on-site

Purveyor \_\_\_\_\_

SITE FEATURES

Topography partially flat /partially steep Floodplain yes - the lower portion

Present Use none

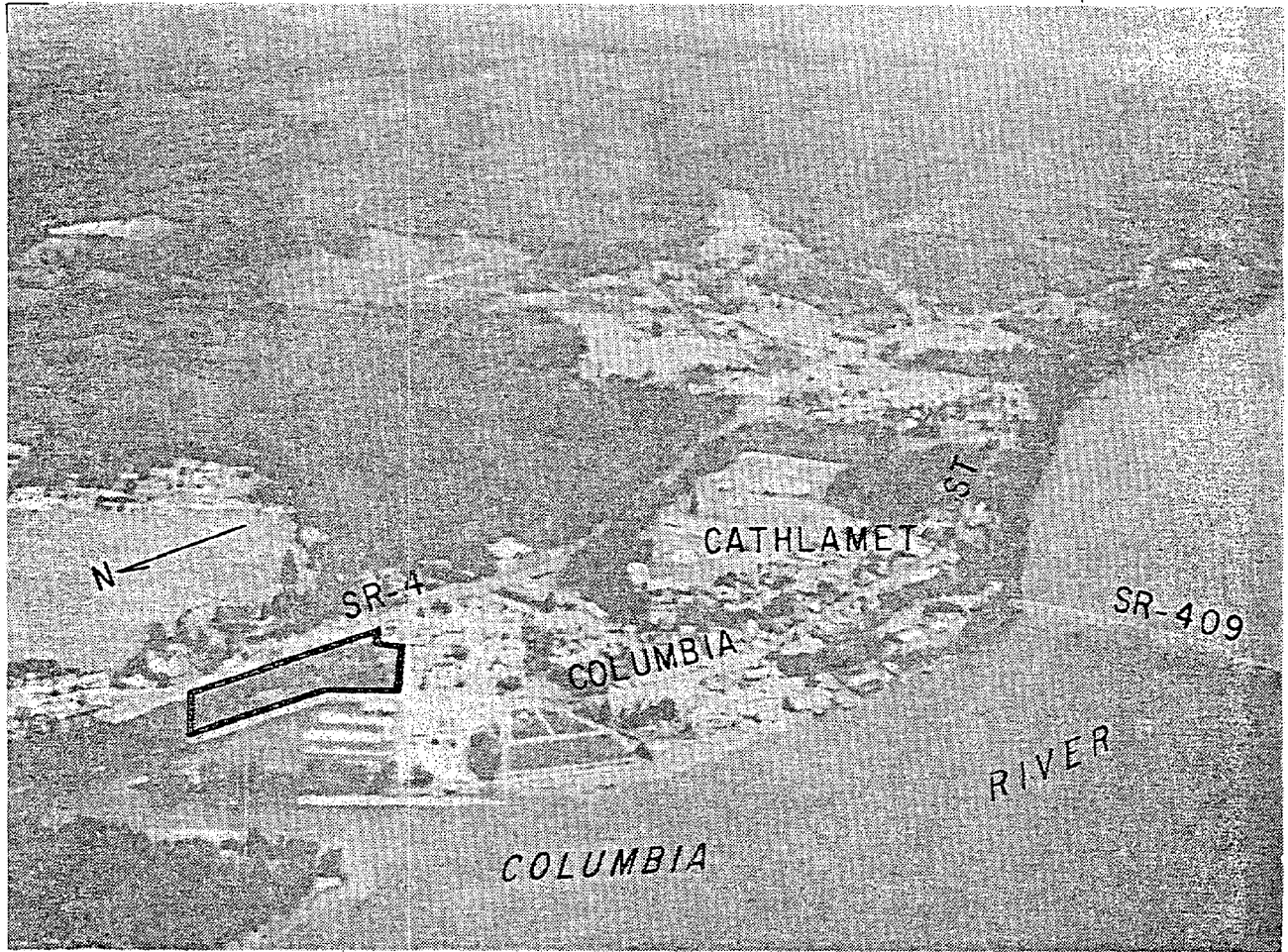
Surrounding Land Use marina and SR4

Soils Cathlamet Silt Loam

COMMENTS: This site is located on the slope below SR4 and overlooks the Cathlamet Marina. The lower portion is flat and susceptible to flooding. However, although the property has some steep slopes, there is one bench area that could be built upon. The property is located in a urban area and does not appear to exhibit any unique or exceptional value as wildlife habitat. The existing vegetation is primarily alder and cottonwood with a scrubshrub understory.

The site lends itself to developemnt as a restaurant. The lower flood prone area could be used for parking and the building on the bench portion of the hill. The picturesque view of the marina and the Columbia River beyond contribute greatly to this property's potential for development.





2-8-6W (Port District No. 1 - Restaurant)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
2-8-6

Best Potential Use Industry Jurisdiction Wahkiakum County  
Parcel Size 3.5 acres Assessor's Parcel No. 20-298 &  
Owner(s) W. Watkins and Port District No. 1 24-0025

Assessed Valuation:

Comprehensive Plan Designation Industry Land                       
Shorelines Designation Land Urban Water Urban Buildings                       
Zoning none Total \$8,750 est.

TRANSPORTATION ACCESS

Distance to SR-4 abutting Water Access shallow draft

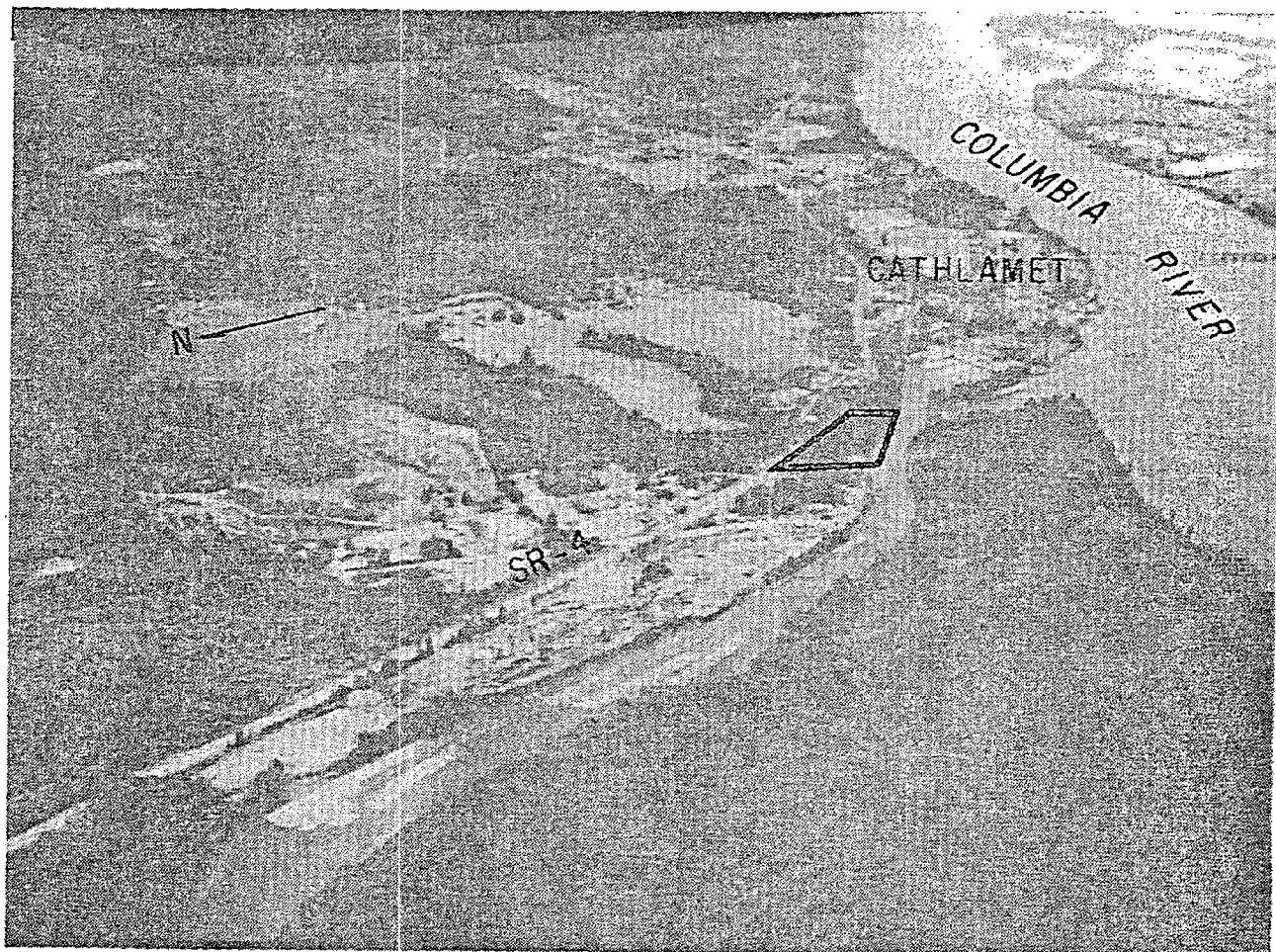
UTILITIES

Electric Service on-site Fire Protection District No. 4  
Water: Line Size 6" Location on-site Purveyor Cathlamet  
Sewer: Line Size none Location                      Purveyor                     

SITE FEATURES

Topography flat and steep Floodplain portions  
Present Use vacant  
Surrounding Land Use industry  
Soils                     

COMMENTS: The southern part of this site has been used by the county to offload sand and gravel from barges. A portion of Watkins' property is currently used for shake milling activities. There appear to be no major constraints to the development of the property other than the need to level some of the steep slope on the highway side of the property to create additional useable space.



2-8-6W (Port District No. 1)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

35-9-6W, 2-8-6W (Crown Zellerbach Sorting Yard)

Best Potential Use Industry Jurisdiction Wahkiakum County  
Parcel Size 41.5 acres Assessor's Parcel No.                       
Owner(s) Crown Zellerbach Corporation 240001, 310001

Assessed Valuation:

Comprehensive Plan Designation Urban Development Area Land 30,837  
Shorelines Designation Land-Water-Urban-Conservancy Buildings 877,550  
Zoning None Total \$908,387

TRANSPORTATION ACCESS

Distance to SR-4 Abutting Water Access Existing Barge Access

UTILITIES

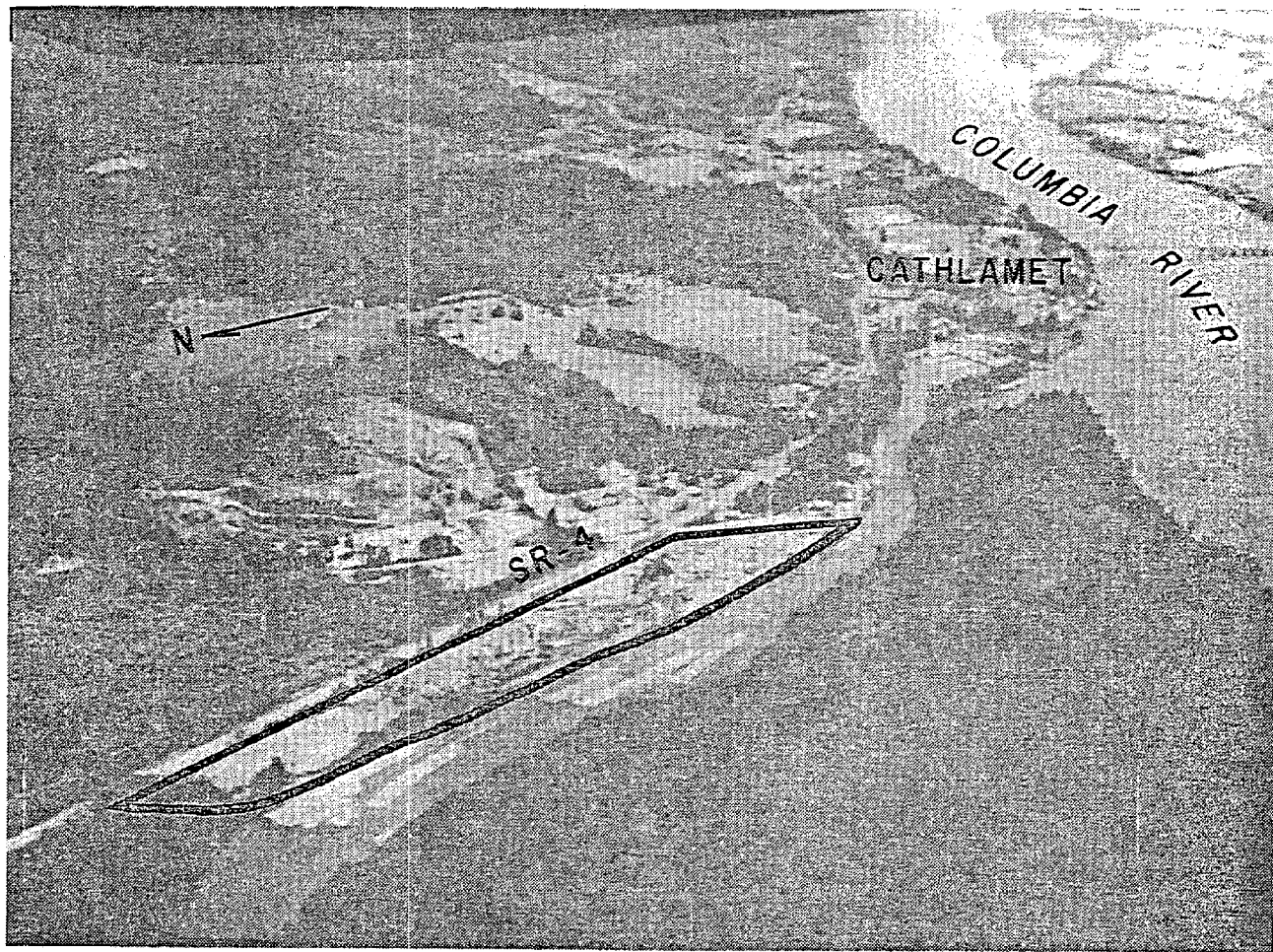
Electric Service on-site Fire Protection District #4  
Water: Line Size 6" Location on-site Purveyor Cathlamet  
Sewer: Line Size No Location                      Purveyor                     

SITE FEATURES

Topography Flat Floodplain No  
Present Use Log sorting yard  
Surrounding Land Use Industry, urban residential, rural residential  
Soils Ocosta Silt Loam

COMMENTS:

The southern half of this site is actively used by Crown Zellerbach as a log storage yard. The northern half, however, has a seasonally high water table and even log storage on this portion of the site is difficult during most of the year. The Elochaman Slough requires periodic dredging to maintain tug and barge access. It would appear the northern portion of this site could be used for spoils disposal, thus increasing its useability. Industrial and wood wastes could be disposed of through existing methods.



35-6-6W, 2-8-6W (Crown Zellerbach Sorting Yard)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
20 & 21-9-6W (Price Island)

Best Potential Use Passive Recreation Jurisdiction Wahkiakum County  
Parcel Size 172.6 acres Assessor's Parcel No. \_\_\_\_\_  
Owner(s) Wahkiakum County 110001, 220001, 230001

Assessed Valuation:

Comprehensive Plan Designation Industrial Land \_\_\_\_\_  
Shorelines Designation Land-Urban Water-Urban Buildings \_\_\_\_\_  
Zoning None Total Not available

TRANSPORTATION ACCESS

Distance to SR-4 1-2 miles Water Access Barge available  
Deep Draft potential

UTILITIES

Electric Service None Fire Protection None  
Water: Line Size None Location \_\_\_\_\_ Purveyor \_\_\_\_\_  
Sewer: Line Size None Location \_\_\_\_\_ Purveyor \_\_\_\_\_

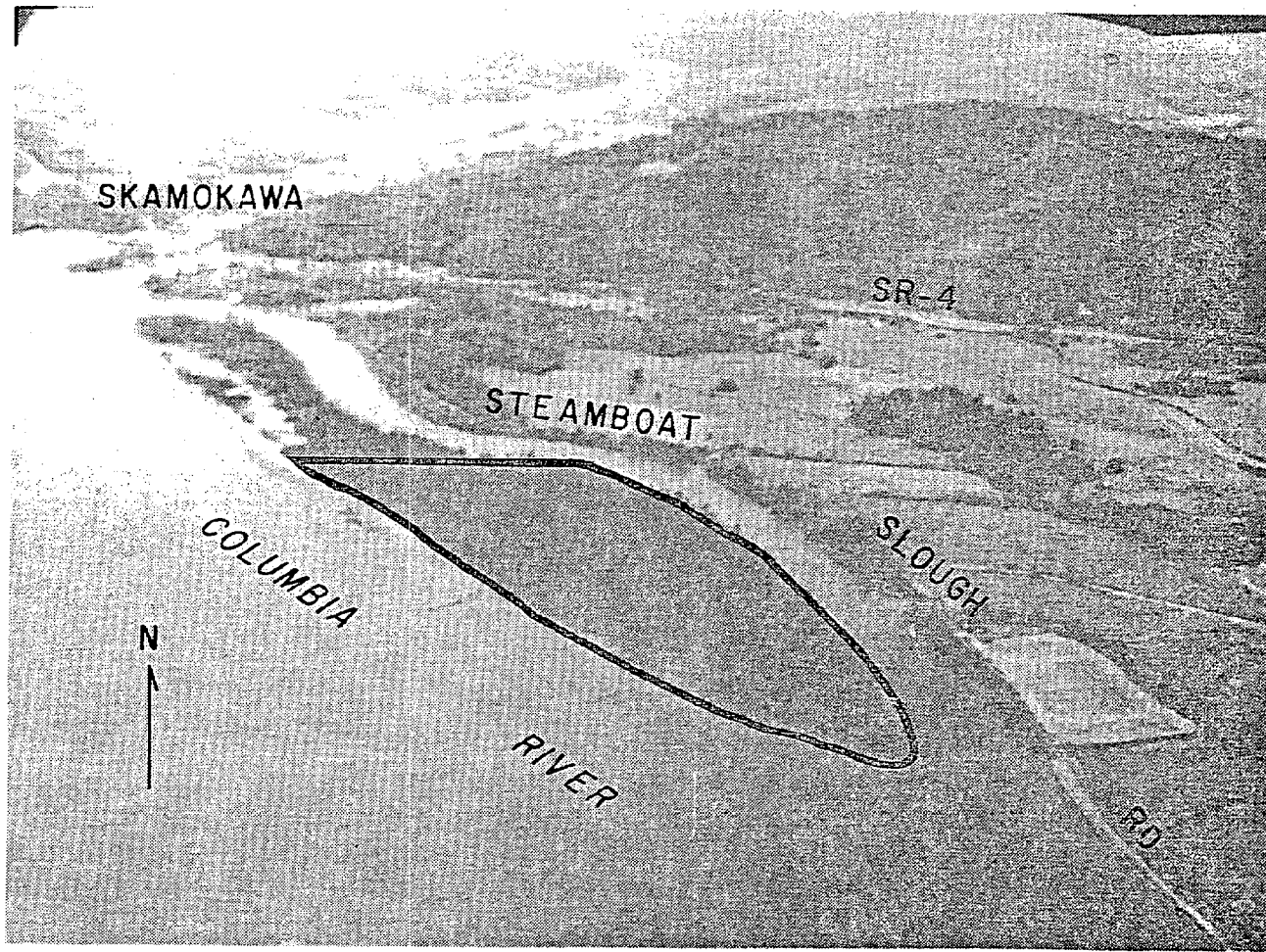
SITE FEATURES

Topography Flat Floodplain Yes  
Present Use Forestry open space  
Surrounding Land Use Game Refuge  
Soils Ocosta Silt Loam, Palustrine Forested & Emergent Wetland

COMMENTS:

Development of this site would have to overcome several obstacles. First, there is no land access; construction of a bridge would be required. Further, land access would be through a game refuge protecting an endangered animal species. Industrial traffic would be disruptive to the habitat value of the refuge and in all likelihood be challenged by the resource agencies. The site itself would require filling and diking to protect it from flooding and the high water table. This activity would destroy the habitat of a federally endangered species and probably not be allowed by the federal government.





20 & 21-9-6W (Price Island)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

17-9-6W (Skamokawa)

Best Potential Use Pleasure craft or Stern-wheeler dock Jurisdiction Wahkiakum County  
Parcel Size .40 acres Assessor's Parcel No. 210045  
Owner(s) Pierre Pype

Assessed Valuation:

Comprehensive Plan Designation Rural Service Area Land 2,600  
Shorelines Designation Land-Urban-Water-Urban Buildings 3,400  
Zoning None Total \$6,000

TRANSPORTATION ACCESS

Distance to SR-4 abutting Water Access Existing shallow draft

UTILITIES

Electric Service on-site Fire Protection District #2  
Water: Line Size None Location                      Purveyor                       
Sewer: Line Size None Location                      Purveyor                     

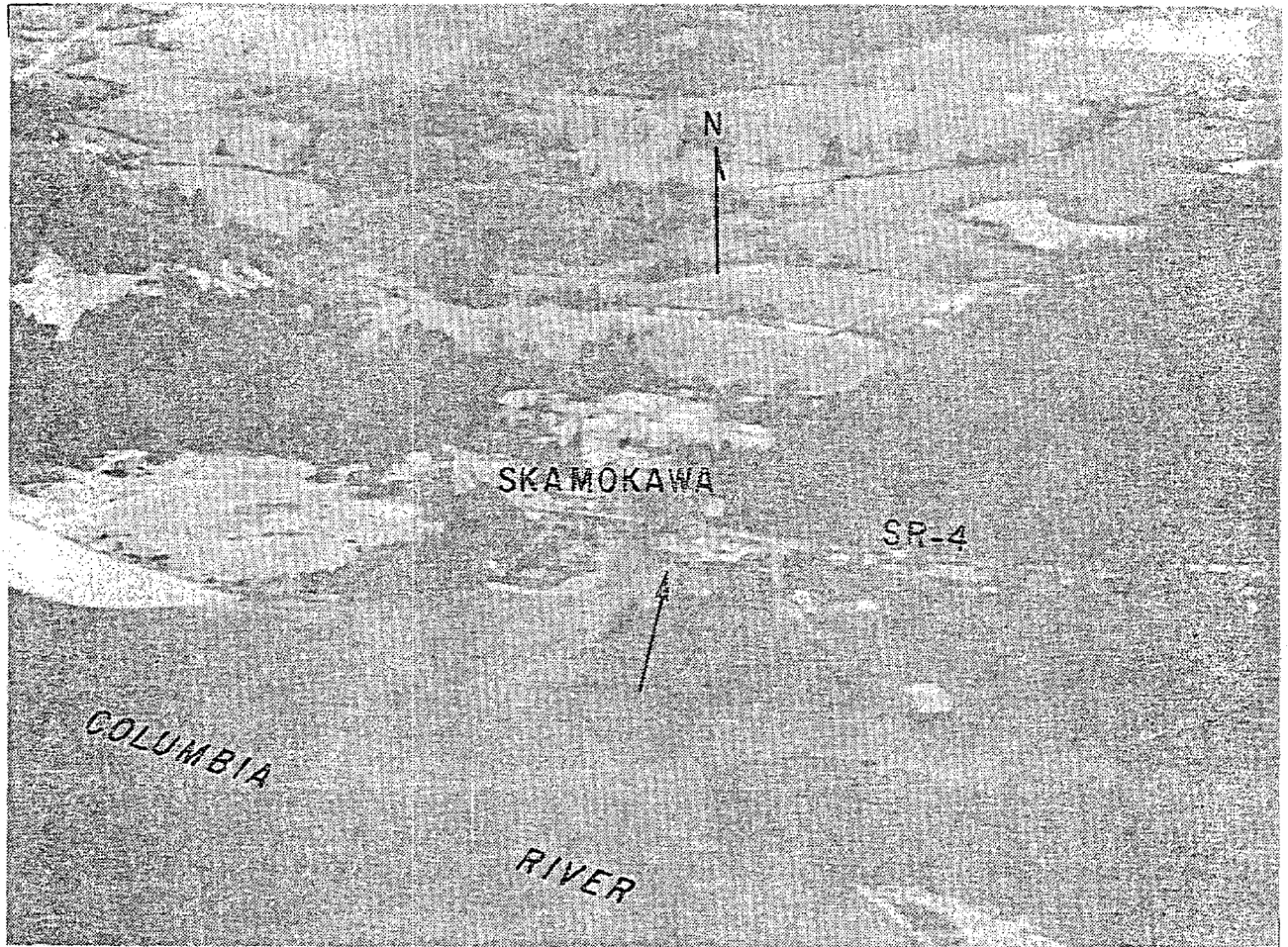
SITE FEATURES

Topography Flat Floodplain Yes  
Present Use Commerical  
Surrounding Land Use Commerical  
Soils Ocosta Silt Loam

COMMENTS:

This site offers a potential docking facility for stern-wheelers and is already used by pleasure craft. An existing building is used for small retail and office space. Maintenance dredging of the mouth of Skamokawa Creek and Brooks Slough may be necessary on an infrequent basis. Skamokawa is on the National Register of Historic Places and has potential as a tourist attraction for stern-wheeler patrons if the appropriate commerical activities could be developed. Further, with Vista Park offering camping facilities and the current recognition of the community as the western terminus of a canoe trail, the opportunities to increase commercial activities in the area appear favorable.





17-9-6W (Skamokawa)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAKIYAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
17-9-6W (Skamokawa Vista Park)

Best Potential Use Recreation Jurisdiction Wahkiakum County  
Parcel Size 20.04 acres Assessor's Parcel No. (13)  
Owner(s) Port District #2 220013

Assessed Valuation:

Comprehensive Plan Designation Public/Quasi-public Land                       
Shorelines Designation Land-Urban Water-Urban Buildings                       
Zoning None Total Not available

TRANSPORTATION ACCESS

Distance to SR-4 Abutting Water Access Shallow draft

UTILITIES

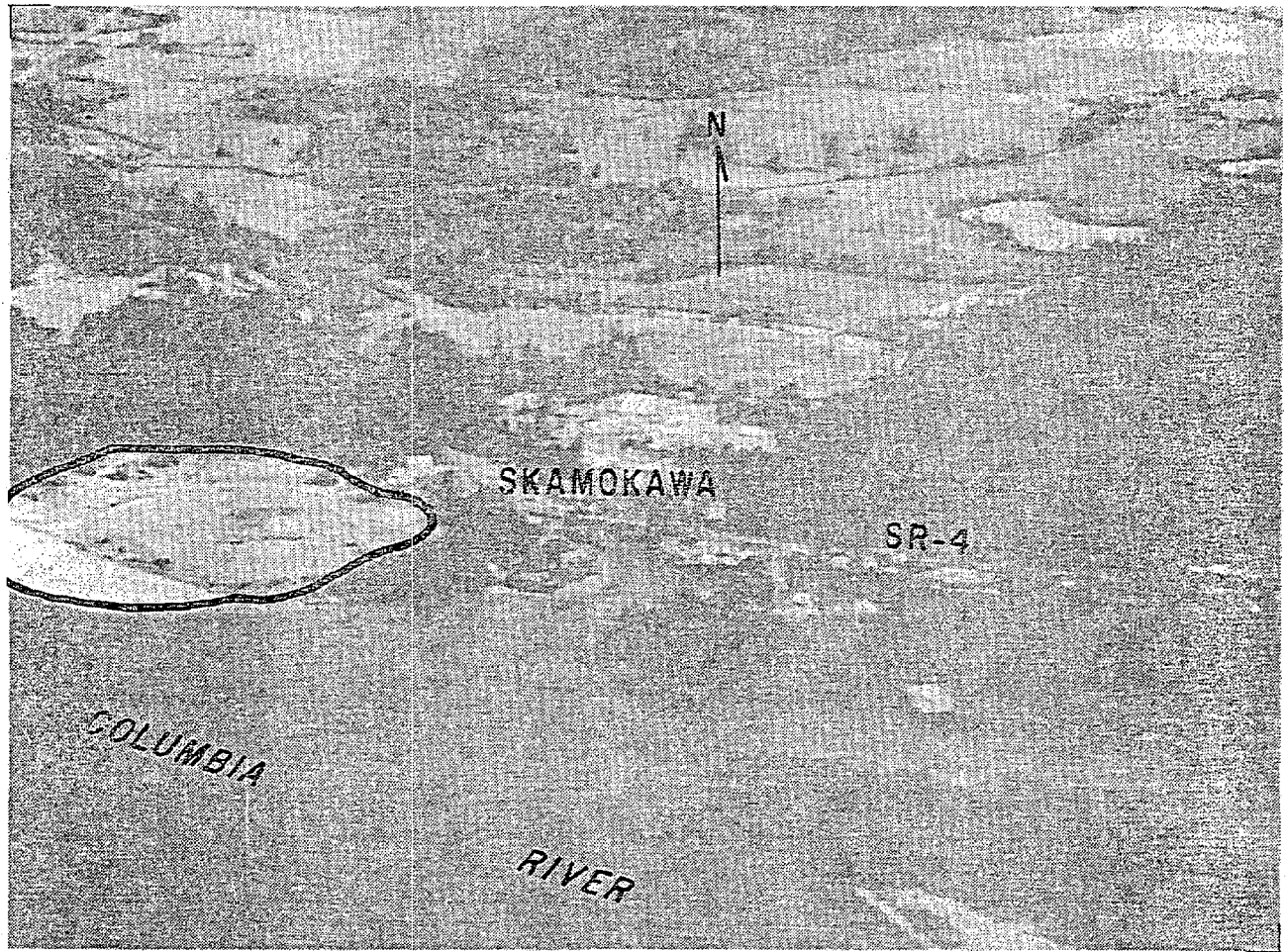
Electric Service on-site Fire Protection District #2  
Water: Line Size                      Location on-site/well Purveyor Port Dist. #2  
Sewer: Line Size                      Location on-site/septic Purveyor Port Dist. #2

SITE FEATURES

Topography Flat Floodplain Yes  
Present Use Recreation - Park and Campground  
Surrounding Land Use Forestry and rural residential  
Soils Ocosta Silt Loam and Udipsamments Level, Columbia River dredged materials

COMMENTS:

This site has recently been developed as a public park and campground with a grant from the Inter-Agency Committee for Recreation. This use should be continued.



7,8,17,18-9-6W (Skamokawa Vista Park)

NAME OR LOCATION  
14-9-7W (Three Tree Point)

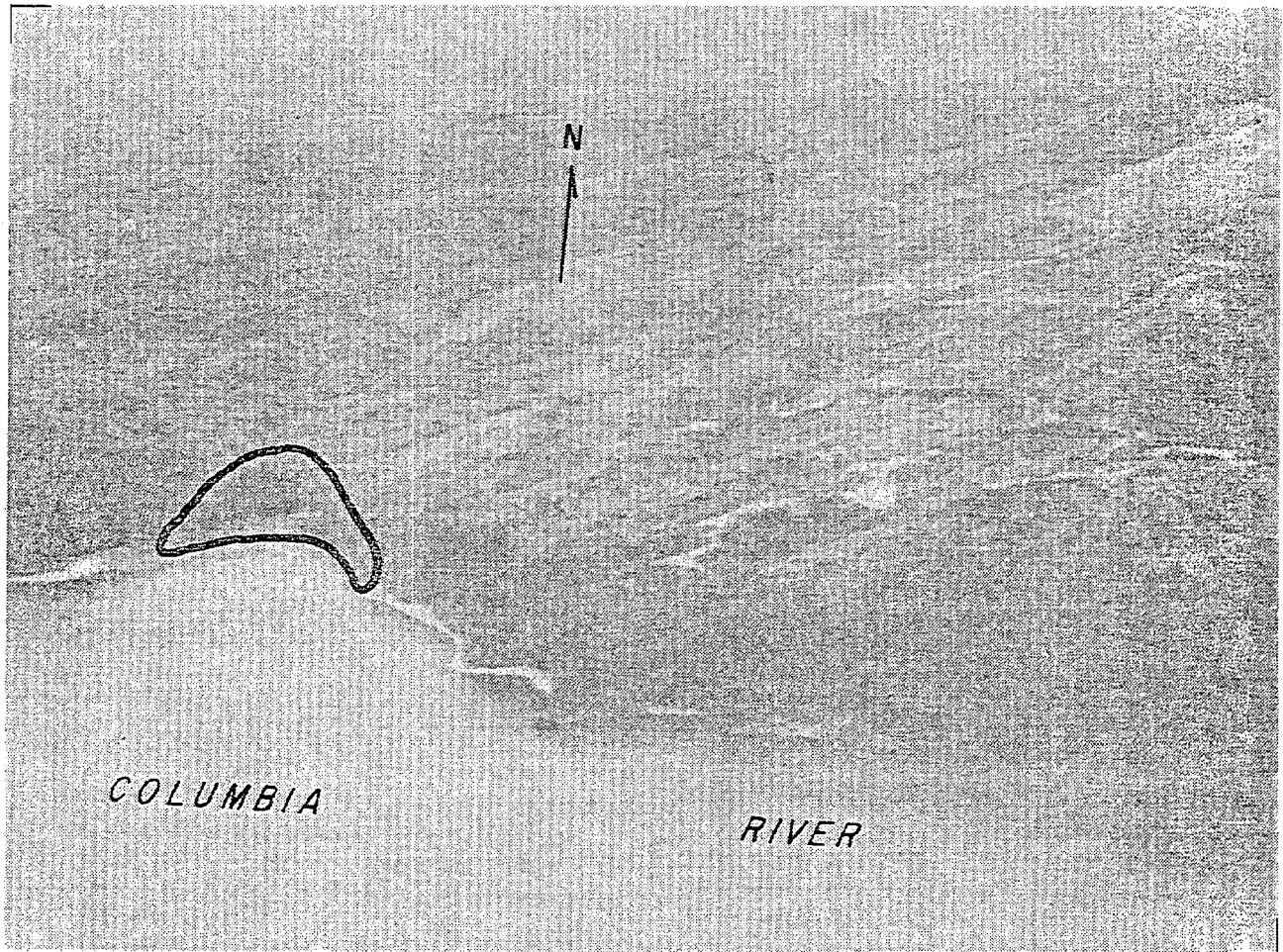
TRANSPORTATION ACCESS

## UTILITIES

## SITE FEATURES

COMMENTS :

This site is isolated from any population concentration and development. Land access is by privately owned logging road and there is limited flat land for development of any structures. Sturgeon fishing in the area is reportedly very satisfactory and the cove offers protection from wind and, to some extent, the rain. Long-time county residents report that an army camp was located in the area in the 1840's under the command of Lt. U. S. Grant, which suggests a possible historic site location. Because of these factors, this area could be developed as a boat-in park, similar to those found in the San Juan Islands. Development of any associated land facilities would be expensive and probably not feasible because of the distance from electrical facilities; water and wastewater treatment would have to be developed on-site.



14-9-7W (Three Tree Point)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
16-9-7W (Brookfield)

Best Potential Use Forestry Jurisdiction Wahkiakum County  
Parcel Size 11 acres Assessor's Parcel No. \_\_\_\_\_  
Owner(s) Crown Zellerbach Corporation 210001

Assessed Valuation:  
Comprehensive Plan Designation Industrial Land 1,322  
Shorelines Designation Land Urban-Water Urban Buildings \_\_\_\_\_  
Zoning None Total \$ 1,322

TRANSPORTATION ACCESS

Distance to SR-4 9-10 miles Water Access Potential Deep Draft

UTILITIES

Electric Service None Fire Protection None  
Water: Line Size None Location \_\_\_\_\_ Purveyor \_\_\_\_\_  
Sewer: Line Size None Location \_\_\_\_\_ Purveyor \_\_\_\_\_

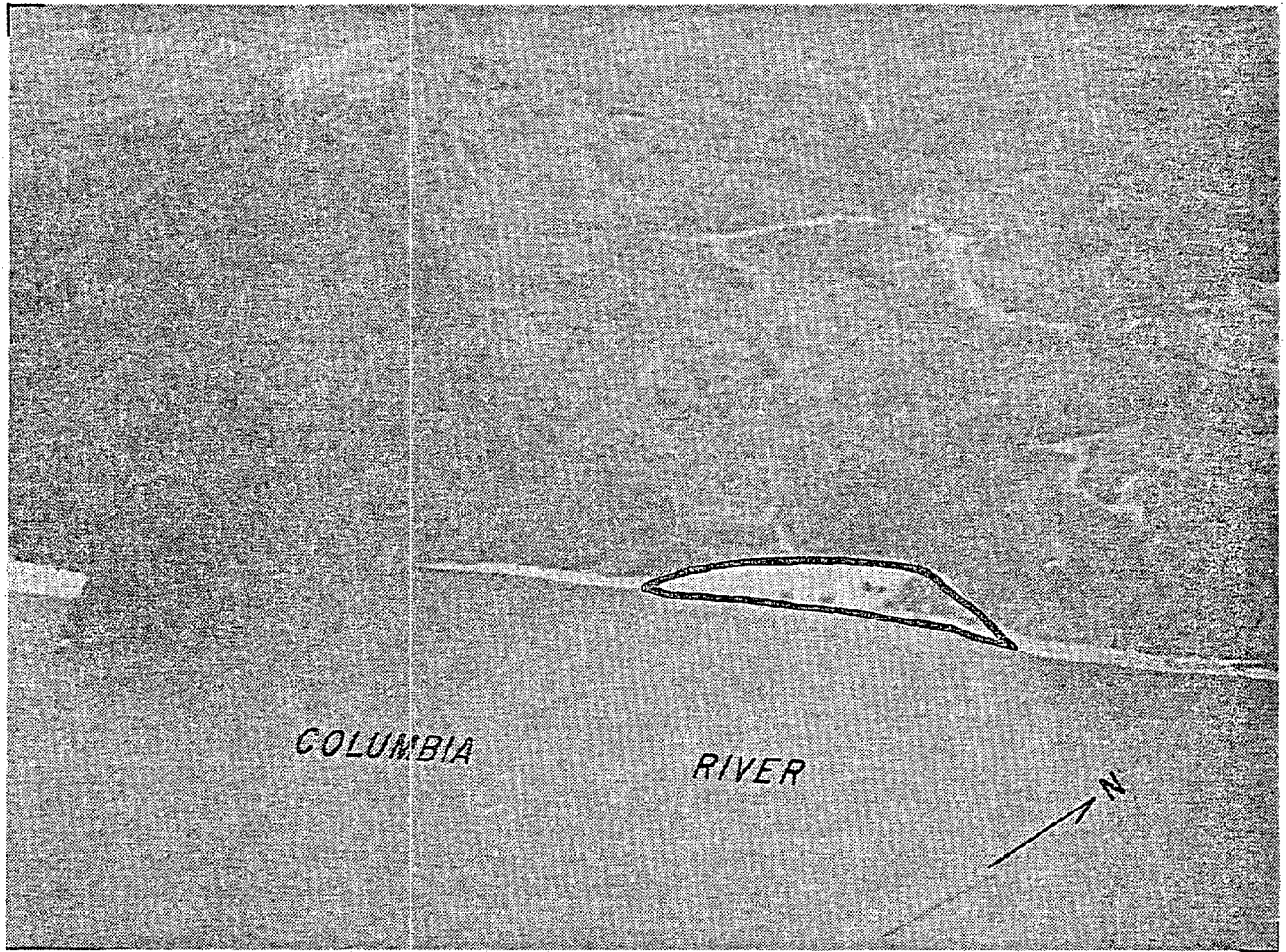
SITE FEATURES

Topography Flat and steep Floodplain No  
Present Use Forestry and rock mining  
Surrounding Land Use Forestry  
Soils Udipsamments Level and Umbric Dystrichrepts

COMMENTS:

This site appears too small and isolated to be considered a viable prospect. Access is via 8-10 miles of private logging road. Electric service is equally distant. Additionally, bald eagles are documented using the general area and further disruption of their habitat may be restricted by the various resource agencies. However, this area was once used as a log dumping site by Crown Zellerbach and certainly is near a supply of timber. If the necessary structures were built on pilings over the water, the site would become larger with the existing 11 acres available for log lumber storage.





16-9-7W (Brookfield)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

17-9-7W (Pillar Rock Cannery)

Best Potential Use Tourism Jurisdiction Wahkiakum County  
Parcel Size 3.91 acres Assessor's Parcel No.                       
Owner(s) Leon Gollersrud 310001

Assessed Valuation:

Comprehensive Plan Designation Specific Forest Use Land 600  
Shorelines Designation Land-Rural; Water conservancy Buildings                       
Zoning None Total \$600

TRANSPORTATION ACCESS

Distance to SR-4 11 miles Water Access Potential deep draft

UTILITIES

Electric Service on-site Fire Protection District #3  
Water: Line Size None Location                      Purveyor                       
Sewer: Line Size None Location                      Purveyor                     

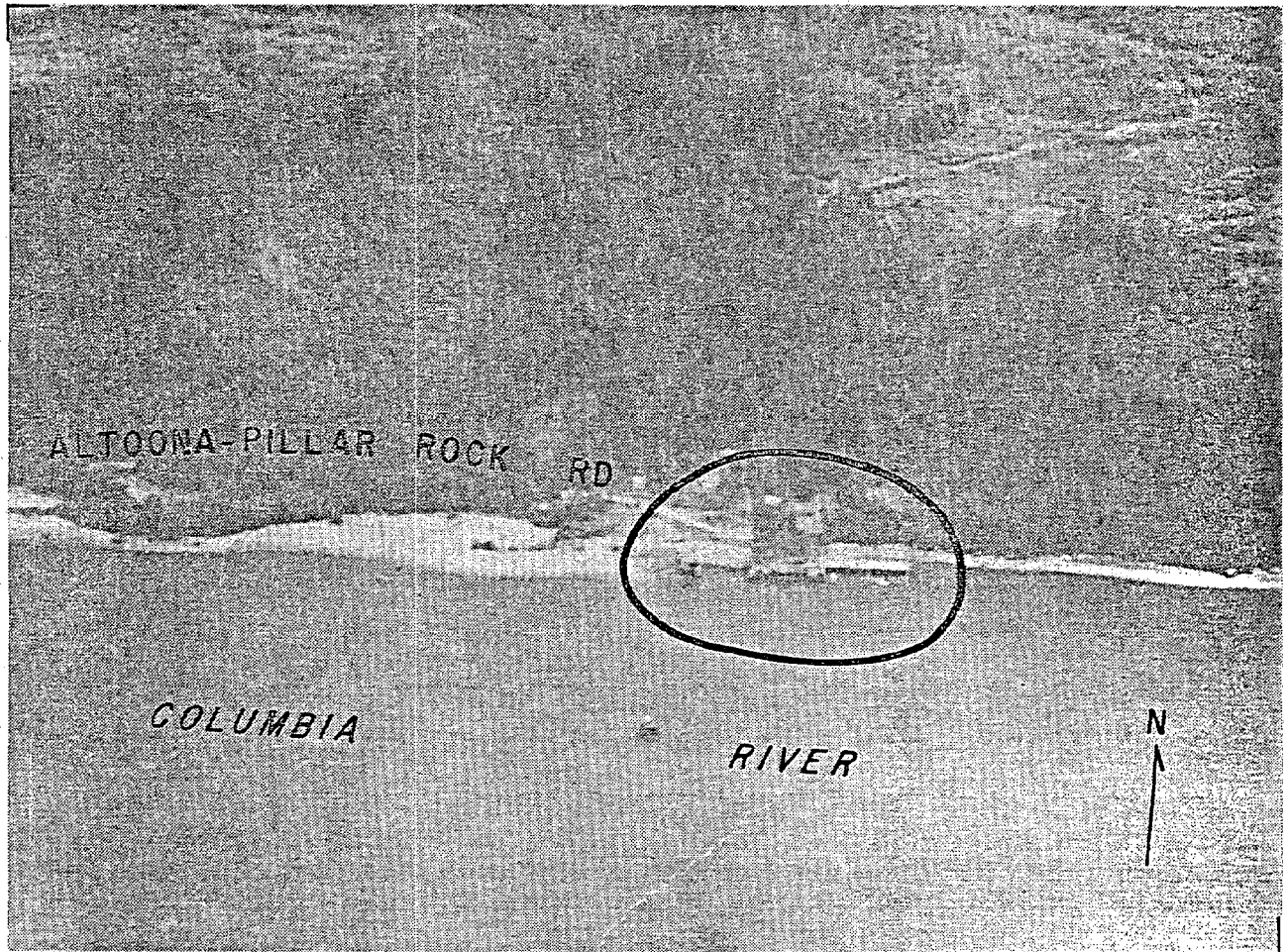
SITE FEATURES

Topography Steep Floodplain Yes  
Present Use Retired cannery  
Surrounding Land Use Rural residential and forestry  
Soils Umbric Dystrochrepts

COMMENTS:

This is a retired cannery that appears to be used at present as a boat house for Columbia River commercial fishermen. The cannery may present some historical interest as a tourist attraction. The site itself offers little opportunity for additional development because of the slope and existing residential development.





17-9-7W (Pillar Rock Cannery)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

14-9-8W

Best Potential Use <u>Recreation</u>	Jurisdiction <u>Wahkiakum County</u>
Parcel Size <u>27 acres</u>	Assessor's Parcel No. <u></u>
Owner(s) <u>Gladys Erickson,</u>	<u>130001, 410001, 110001</u>
<u>Kenneth &amp; Ida Martin,</u>	
<u>Crown Zellerbach Corporation</u>	Assessed Valuation:
Comprehensive Plan Designation <u>Specific Forest Use</u>	Land <u>15.504</u>
Shorelines Designation <u>Land-Rural; water conservancy</u>	Buildings <u></u>
Zoning <u>None</u>	Total <u>\$15.504</u>

TRANSPORTATION ACCESS

Distance to SR-4 8 miles Water Access Potential deep draft

UTILITIES

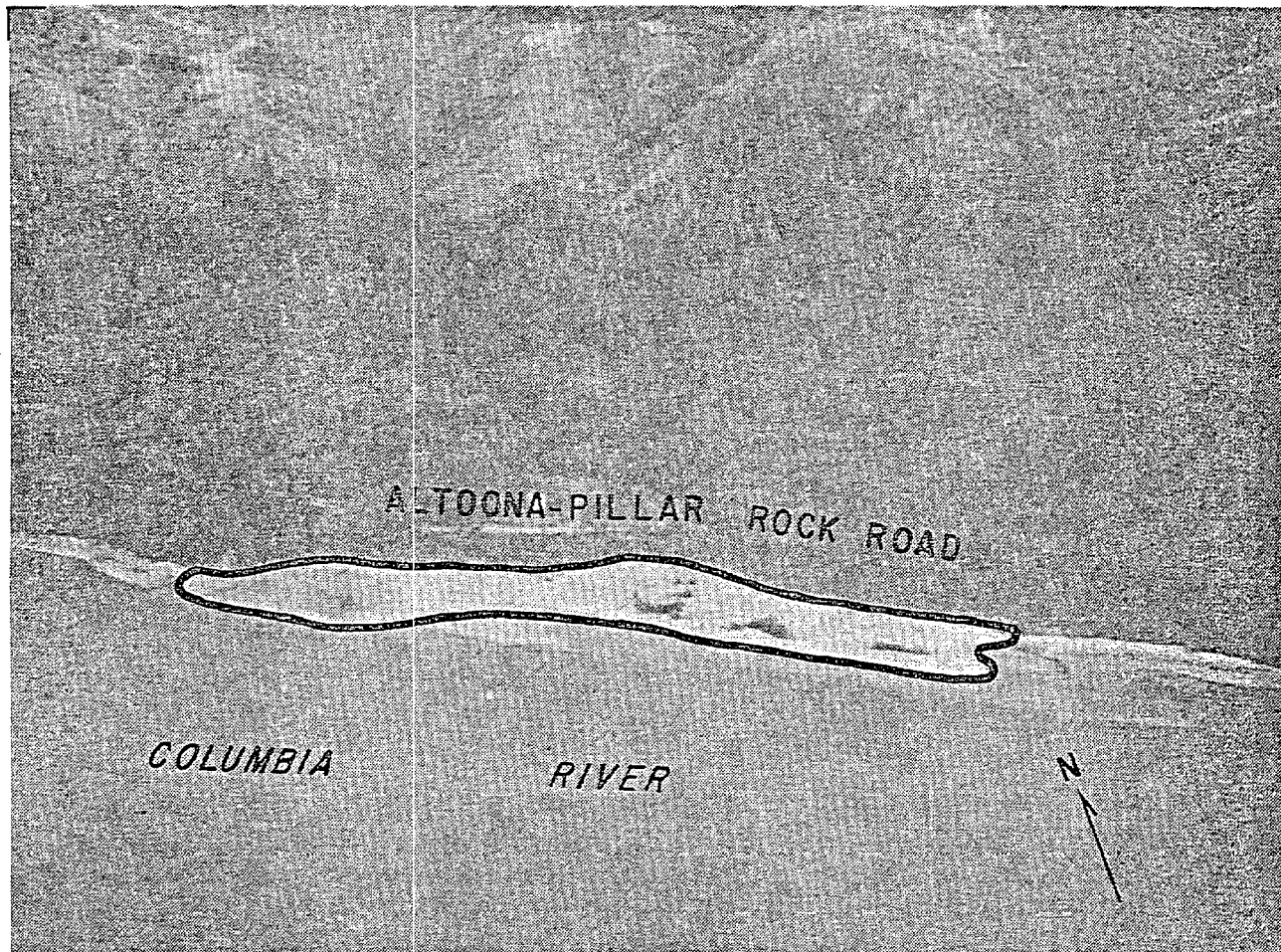
Electric Service <u>Adjacent</u>	Fire Protection <u>District #3</u>
Water: Line Size <u>None</u>	Location <u></u> Purveyor <u></u>
Sewer: Line Size <u>None</u>	Location <u></u> Purveyor <u></u>

SITE FEATURES

Topography <u>Flat</u>	Floodplain <u>Yes</u>
Present Use <u>None</u>	
Surrounding Land Use <u>Rural residential and forestry</u>	
Soils <u>Zenker Silt Loam</u>	

COMMENTS:

This site is a large beach on the Columbia River. Like all of the property along the Altoona Road, it is isolated and has no utilities except telephone and electricity; however, these same qualities make the site potentially desirable as a campground. The most important concerns would be soil stability and the potential for flooding.



14-9-8W

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
15-9-8W (Altoona)

Best Potential Use Recreation/Residential Jurisdiction Wahkiakum County  
Parcel Size 15.1 acres Assessor's Parcel No. (8)  
Owner(s) 5 130002

Assessed Valuation:

Comprehensive Plan Designation Rural Residential Land 19,200  
Shorelines Designation Land-Rural-Water-Conservancy Buildings 73,800  
Zoning None Total \$93,000

TRANSPORTATION ACCESS

Distance to SR-4 5 miles Water Access Potential Deep Draft

UTILITIES

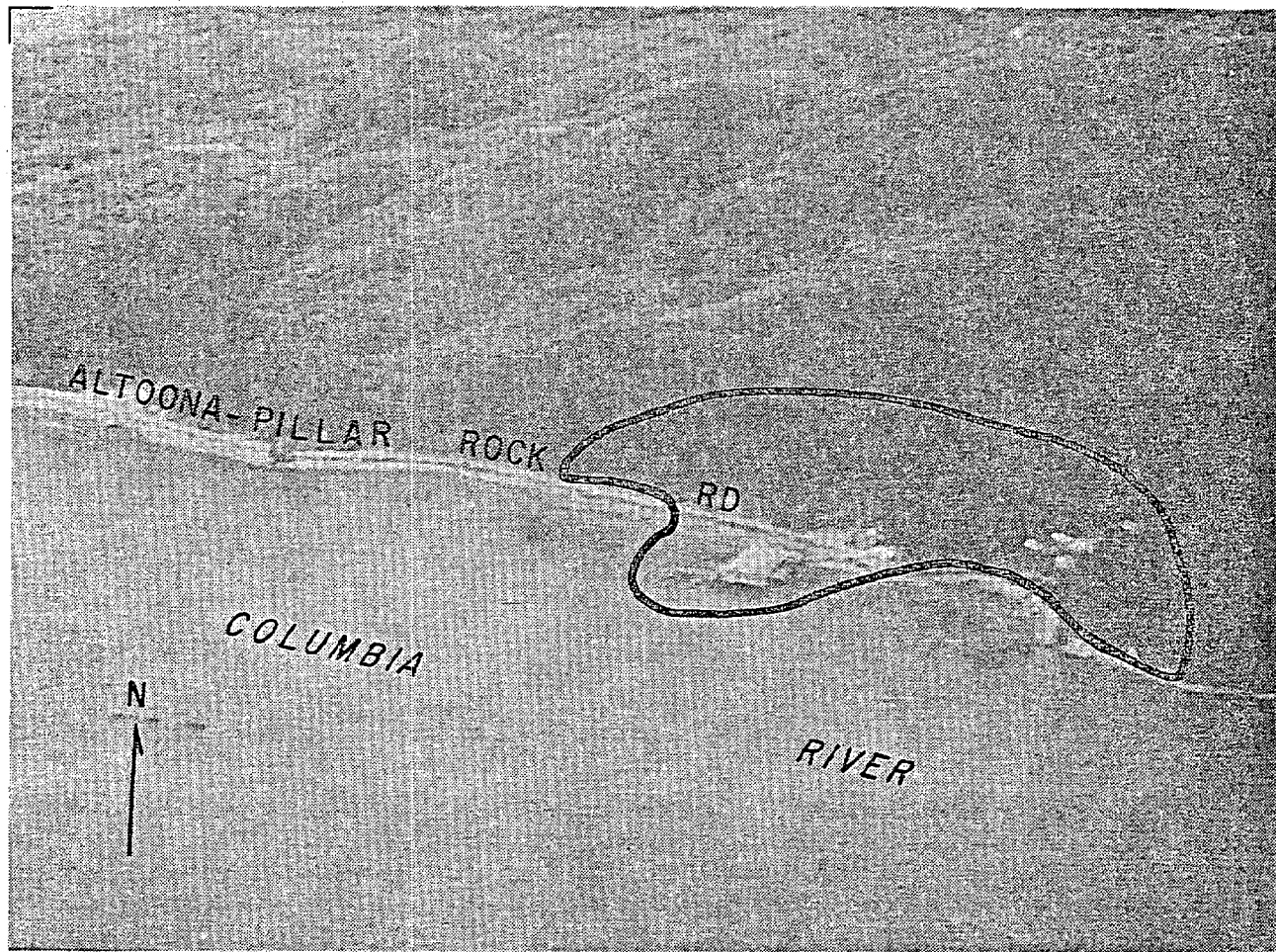
Electric Service Yes Fire Protection District #3  
Water: Line Size None Location  Purveyor   
Sewer: Line Size None Location  Purveyor

SITE FEATURES

Topography Steep Floodplain No  
Present Use Residential  
Surrounding Land Use Residential  
Soils Bunker Silt Loam and Zenker Silt Loam

COMMENTS:

This old cannery has potential for development as a tourist attraction if it were restored to resemble a cannery. Access is by automobile or could be by water. Sailing time from Astoria is short and developing this facility as a port of call for stern-wheelers touring the lower Columbia River appears entirely possible.



15-9-8W (Altoona)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
16-9-8W, 9-9-8W, 4-9-8W - Pigeon Bluff

Best Potential Use	<u>Passive recreation</u>	Jurisdiction	<u>Wahkiakum County</u>
Parcel Size	<u>N/A</u>	Assessor's Parcel No.	<u>(12)</u>
Owner(s)	<u>Nine</u>		<u>110001</u>

Assessed Valuation:

Comprehensive Plan Designation		Land	<u>N/A</u>
Shorelines Designation	<u>Land-Rural; water conservancy and natural</u>	Buildings	<u>N/A</u>
Zoning	<u>None</u>	Total	<u>N/A</u>

TRANSPORTATION ACCESS

Distance to SR-4 5 miles Water Access Very shallow draft

UTILITIES

Electric Service	<u>Adjacent</u>	Fire Protection	<u>District #3</u>
Water: Line Size	<u>None</u>	Location	<u>Purveyor</u>
Sewer: Line Size	<u>None</u>	Location	<u>Purveyor</u>

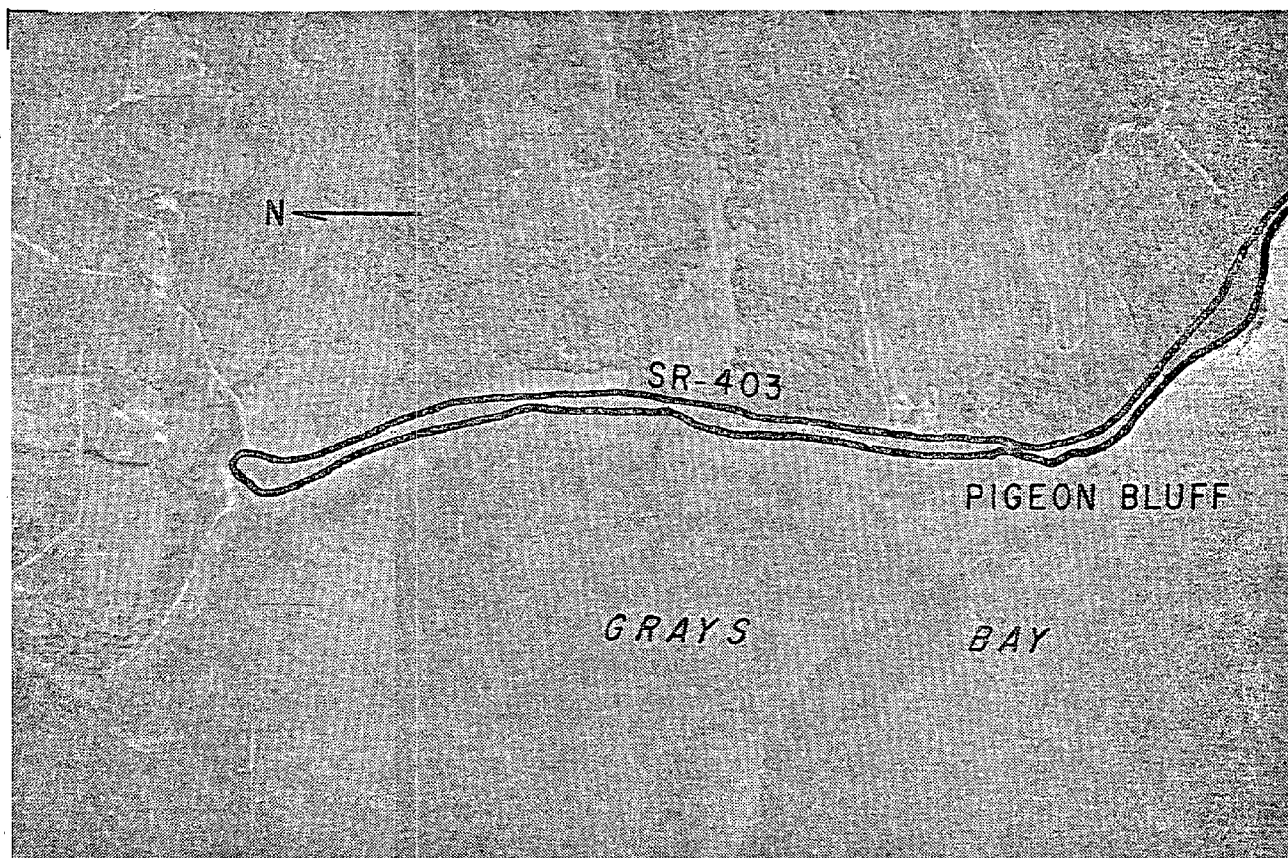
SITE FEATURES

Topography Flat/steep Floodplain Yes  
Present Use None  
Surrounding Land Use Forestry, limited residential  
Soils Bunker Silt Loam and Ocasta Silt Loam - Esturine Emergent Wetland

COMMENTS:

This site consists of a few feet of land between SR-403 and the mudflats of Grays Bay. There is no space for development on the water side and the upland side is quite steep. The Bay offers scenic value for birdwatchers and beachcombers. The cliff is used by bandtail pigeons as a nesting area. However, there is limited space for even the development of a small parking lot to accommodate the people participating in those activities.





16-9-8W, 9-9-8W, 4-9-8W

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

4-9-8W, 33-10-8W (Hoikka Road Vicinity)

Best Potential Use Agriculture/Residential Jurisdiction Wahkiakum County

Parcel Size 503.34 acres Assessor's Parcel No. (16)

Owner(s) 12 310001

	Assessed Valuation:
Comprehensive Plan Designation <u>Specific Agriculture and Specific Forest</u>	Land <u>248.775</u>
Shorelines Designation <u>Land-Rural-Water-Conservancy</u>	Buildings <u>194.400</u>
Zoning <u>None</u>	Total <u>\$443.175</u>

TRANSPORTATION ACCESS

Distance to SR-4 1.5 miles Water Access Very shallow draft

UTILITIES

Electric Service Yes Fire Protection District #3

Water: Line Size 3" Location on-site Purveyor PUD

Sewer: Line Size None Location  Purveyor

SITE FEATURES

Topography Flat Floodplain Yes

Present Use Rural Residential/Agriculture

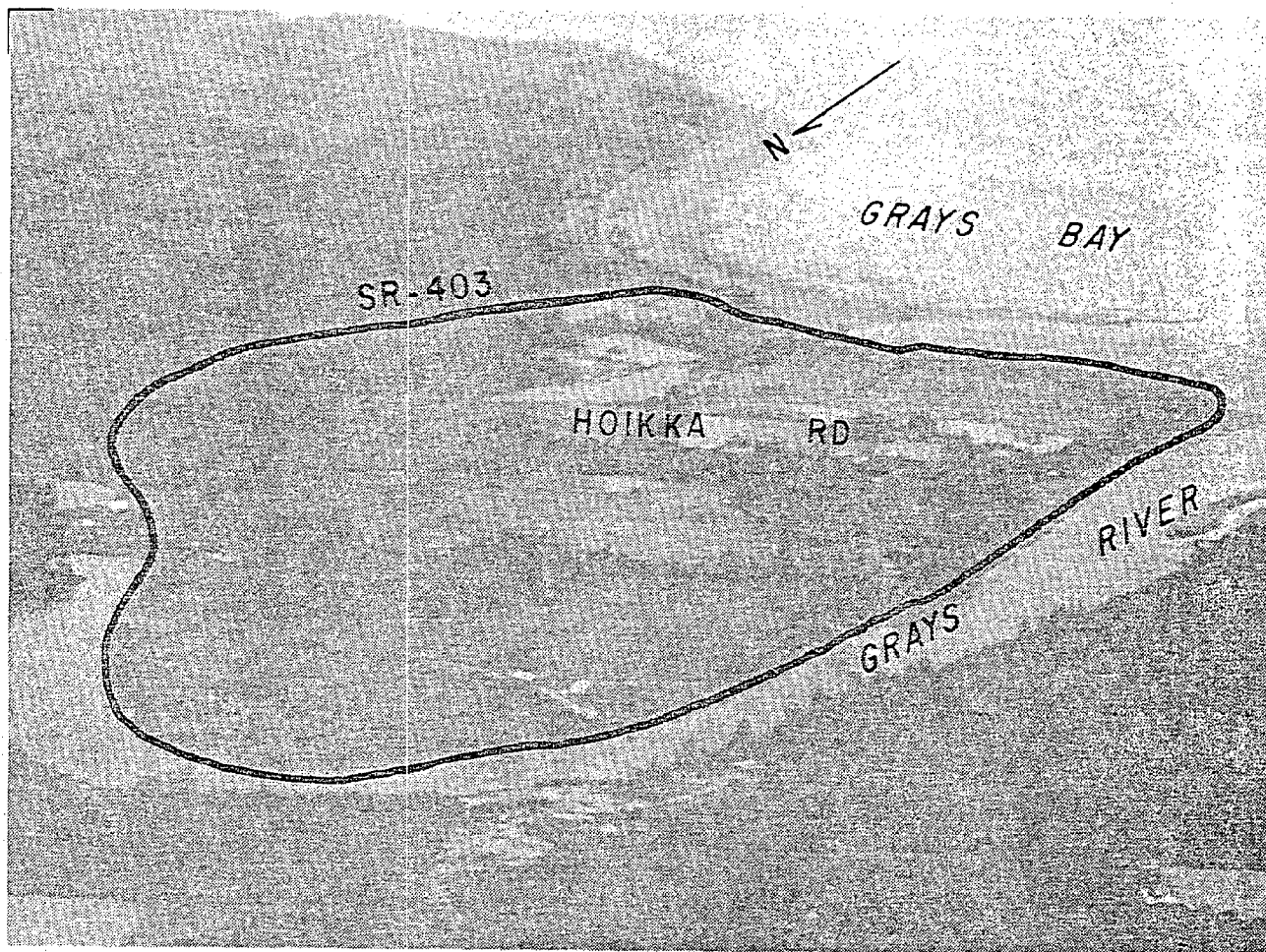
Surrounding Land Use Same

Soils Ocosta Silt Loam

COMMENTS:

This is a low-lying area with a seasonally high water table. Gray's River has no industrial water access and the area would require fill and considerable engineering to support industrial structures. There do not appear to be any exceptional tourist or recreational features on this site on which to base commercial activity.





4-9-8W, 33-10-8W (Hoikka Road Vicinity)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

W 1/2 32-10-8W (Miller Point)

Best Potential Use Residential/Recreation Jurisdiction Wahkiakum County

Parcel Size 138.21 acres Assessor's Parcel No. \_\_\_\_\_

Owner(s) 20 Several (20)

Assessed Valuation:

Comprehensive Plan Designation Specific forest use Land 106,530  
Rural residential

Shorelines Designation Land, Rural/Conservancy Buildings 377,000

Zoning None Total \$483,530

TRANSPORTATION ACCESS

Distance to SR-4 1 mile Water Access Poor

UTILITIES

Electric Service on-site Fire Protection District #3

Water: Line Size 6" - 3" Location on-site Purveyor PUD

Sewer: Line Size \_\_\_\_\_ Location \_\_\_\_\_ Purveyor \_\_\_\_\_

SITE FEATURES

Topography Flat, on short bluff Floodplain Yes, portions

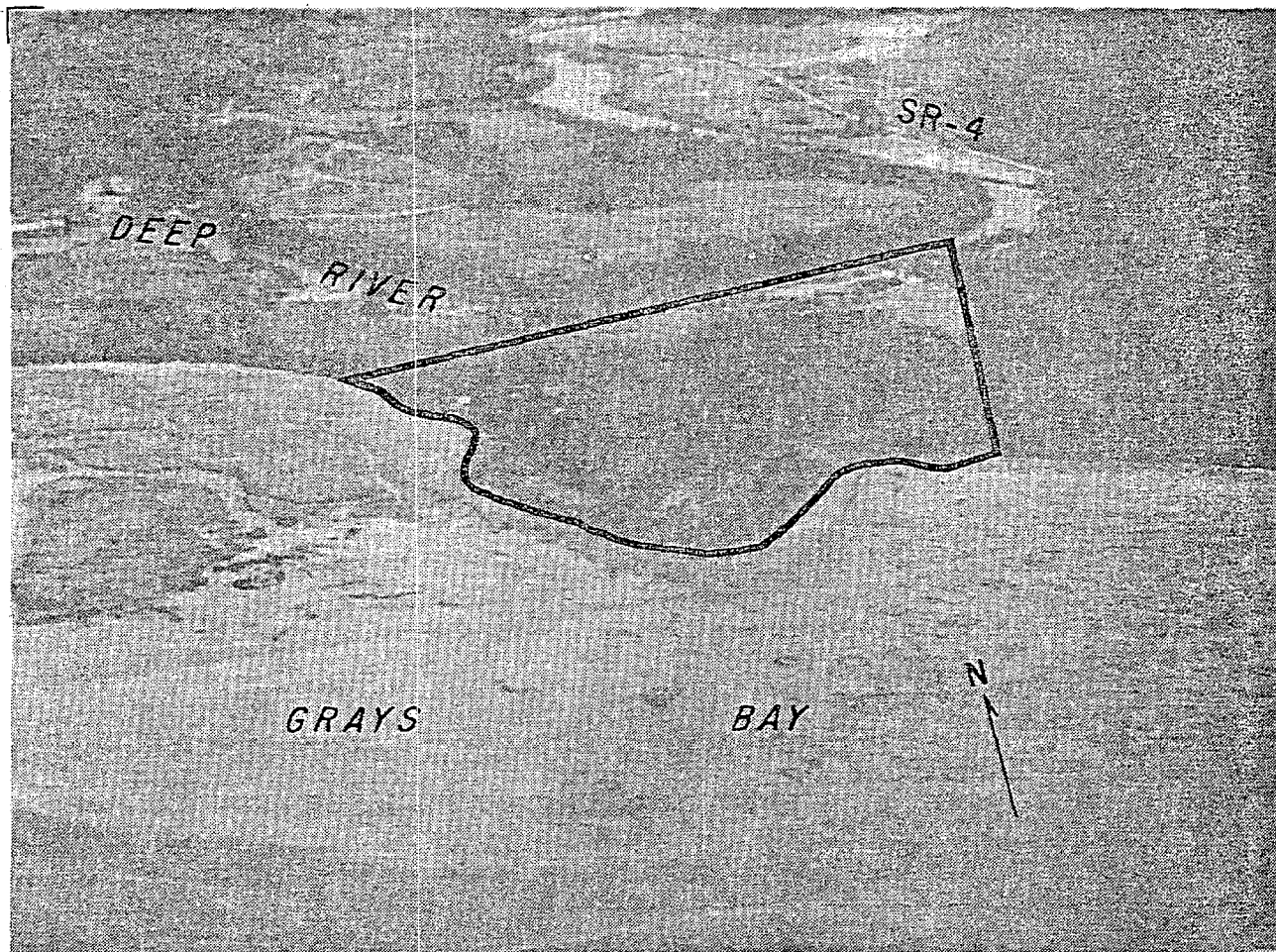
Present Use Some residential, mostly forest

Surrounding Land Use Surrounded by Grays Bay Mud Flats, catalogued as an estuarine

Soils Ocosta Silt Loam wetland by USFWS

COMMENTS:

The site is entirely surrounded by the mud flats of Grays Bay which makes water access difficult for boats drawing more than a few inches of water. During low tide, water access is virtually impossible. Considerable dredging would be required even to provide barge access. The site has supported protected plants and/or animals in the past and destruction of the habitat would likely create significant environmental impacts. Additionally, the site has a short bluff along the southern portion of the land which would require grading or man-made structures to create useable access. Road access is through a residential area and heavy traffic could be a disturbance to existing local property owners.



W 1/2 32-10-8W (Miller Point)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHIAKUM COUNTY, WASHINGTON

NAME OR LOCATION  
20,29-10-8W

Weyerhaeuser Sorting Yard

Best Potential Use Industry Jurisdiction Wahkiakum County  
Parcel Size 75 acres Assessor's Parcel No. 210001,  
Owner(s) Weyerhaeuser Company 430002, 420002, 130001, 120002

Comprehensive Plan Designation Industrial/ Assessed Valuation:  
Specific Agriculture Land 35,174  
Shorelines Designation Land-Urban, Water-Urban Buildings 465,800  
Zoning None Total \$500,974

TRANSPORTATION ACCESS

Distance to SR-4 Adjacent Water Access Existing - barge

UTILITIES

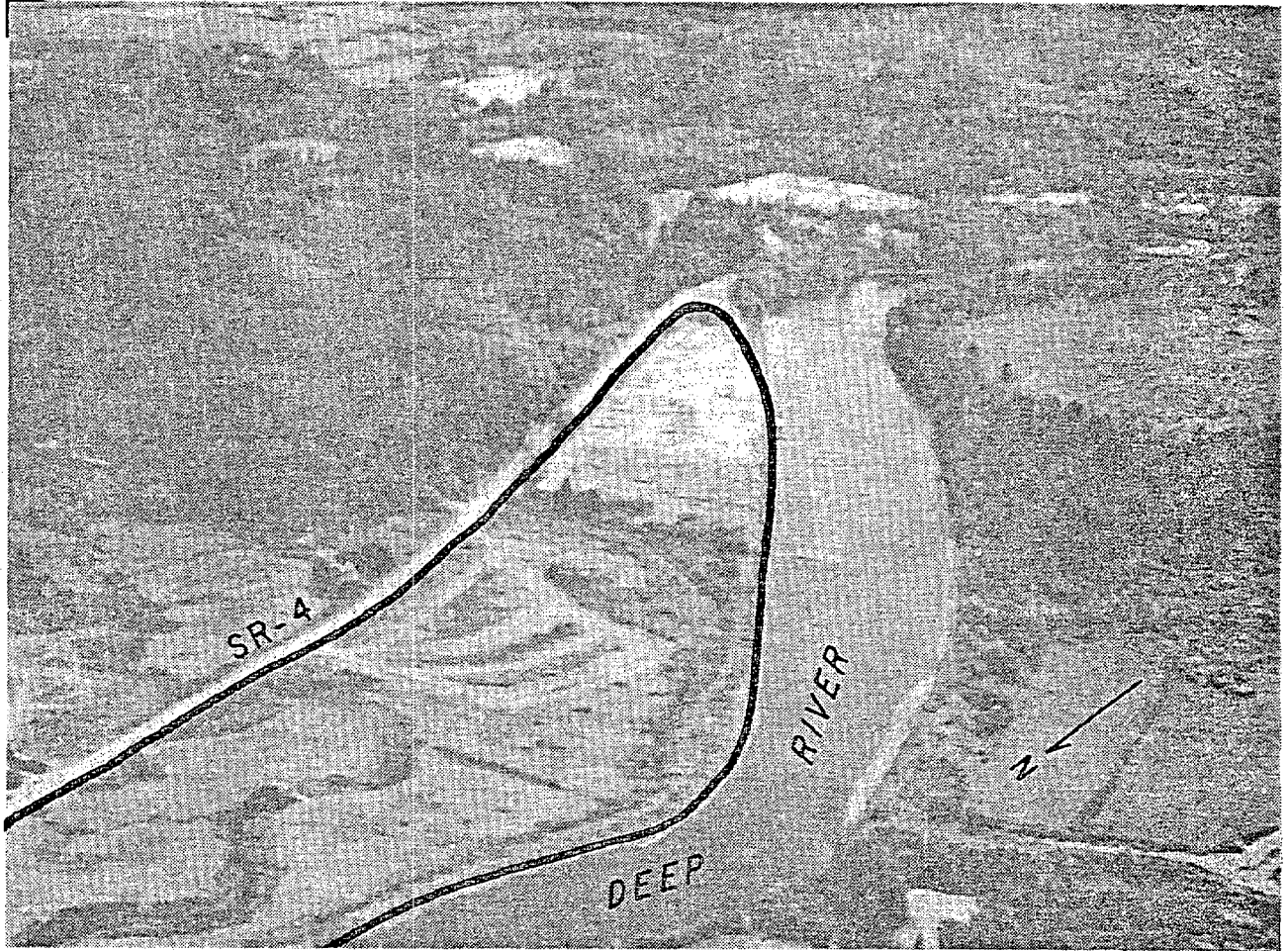
Electric Service on-site Fire Protection District #3  
Water: Line Size 6" Location on-site Purveyor PUD  
Sewer: Line Size None Location  Purveyor

SITE FEATURES

Topography Flat Floodplain No  
Present Use Log sorting yard and marsh  
Surrounding Land Use Forestry and limited residential  
Soils Ocosta Silt Loam

COMMENTS:

One-half of this site is developed and used by industry; the northern half is a low-lying marsh. Filling the palustrine wetland to develop the northern portion of the site would be required. The site's soil family requires considerable work to support heavy structures because of the high shrink-swell factor and high water table. Additionally, industrial wastes probably cannot be disposed of on-site. Two major transportation modes necessary for industrial development currently are available. Filling of the northern half of the property and competition for the site as a log sorting yard appear to be the major obstacles.



20 & 29-10-8W (Weyerhaeuser Sorting Yard)

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

29-10-8W

Best Potential Use Industrial Jurisdiction Wahkiakum County  
Parcel Size 231 acres Assessor's Parcel No. 310001, 220001, 220002, 220003  
Owner(s) Crown Zellerbach Corporation  
Robert Fauver, William Wright

Assessed Valuation:

Comprehensive Plan Designation Specific Forest Use Land 15,194  
Shorelines Designation Land-Rural, Water-Conservancy Buildings 31,200  
Zoning None Total \$46,394

TRANSPORTATION ACCESS

Distance to SR-4 1 mile Water Access Shallow draft: barge

UTILITIES

Electric Service Not on site Fire Protection District #3  
Water: Line Size None Location                      Purveyor                       
Sewer: Line Size None Location                      Purveyor                     

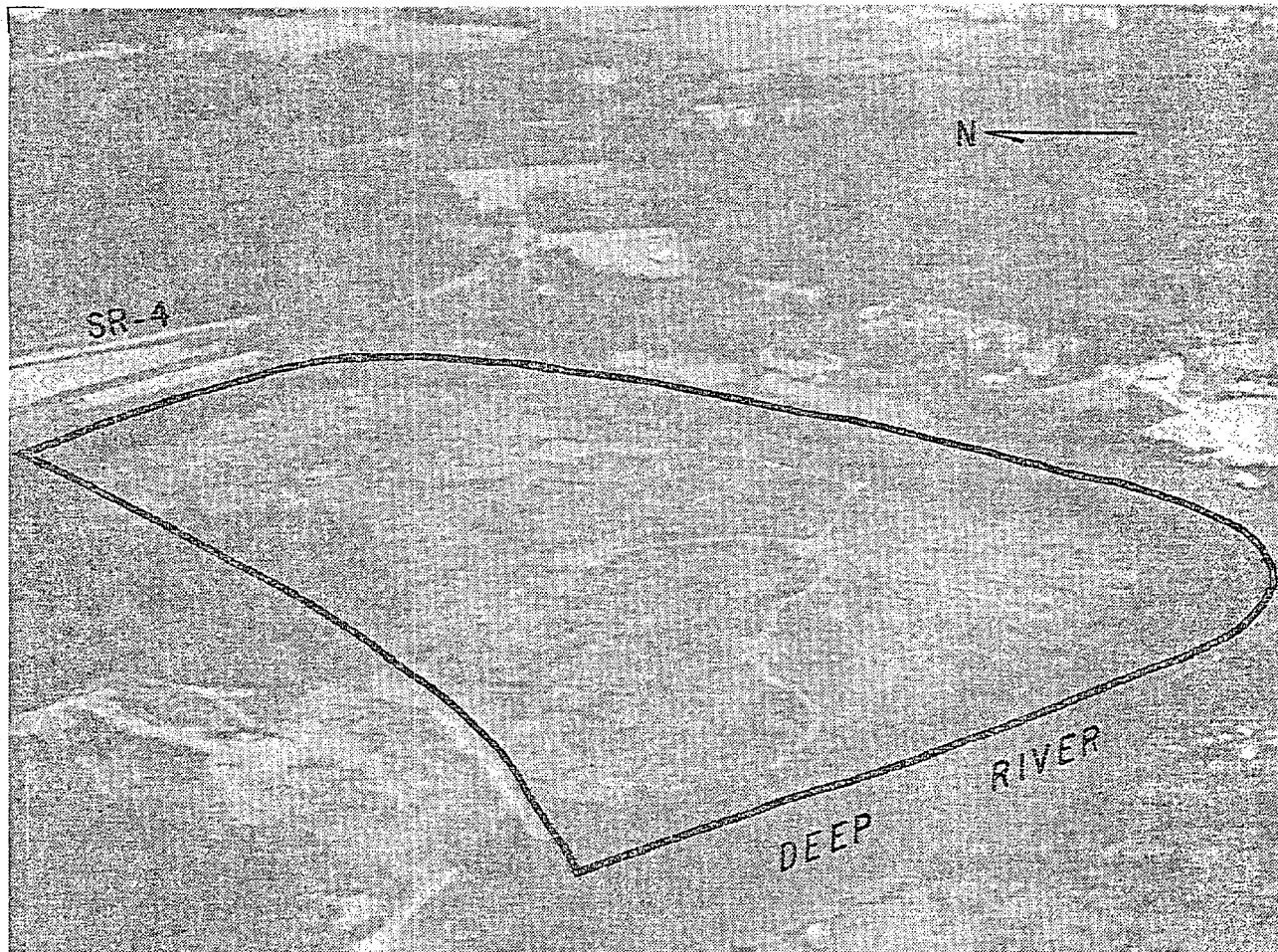
SITE FEATURES

Topography Rolling flat Floodplain Yes  
Present Use Forest, recently logged  
Surrounding Land Use Forestry, limited rural residential  
Soils Ocosta Silt Loam

COMMENTS:

This site has good potential for water dependent industrial development. Access to SR-4 is adequate via a well maintained gravel road. Barge access exists and docks exist across Deep River at the Weyerhaeuser sort yard. Potential conflicts exist with a recognized fish drift area in Deep River. Wildlife impacts would be minimal with the exception of the riverfront where dredging and fill would eliminate a palustrine wetland; recent logging of this site may have deteriorated the wetland habitat value, however. A dike is necessary to protect the site from flooding. Considerable site preparation would be necessary because the soil group has a high shrink-swell factor and a high water table. Disposal of wood wastes or other industrial wastes will also present problems.





29-10-8W

INDUSTRIAL SITE INFORMATION SUMMARY  
WAHKIAKUM COUNTY, WASHINGTON

NAME OR LOCATION

31-10-8W (Brix Bay)  
Forestry,  
Best Potential Use Residential, Recreation Jurisdiction Wahkiakum County  
Parcel Size 76.88 acres - 69 acres flat Assessor's Parcel No.  
Owner(s) Helen Sundberg, 420001, 420003  
Weyerhaeuser Company, Waino Laine

Assessed Valuation:

Comprehensive Plan Designation Rural Residential & Specific Forest Use Land 17,090  
Shorelines Designation Land, Rural, Water, Conservancy Buildings 22,800  
Zoning None Total \$39,890

TRANSPORTATION ACCESS

Distance to SR-4 2 miles Water Access Shallow draft

UTILITIES

Electric Service Yes Fire Protection District #3  
Water: Line Size None Location Purveyor  
Sewer: Line Size None Location Purveyor

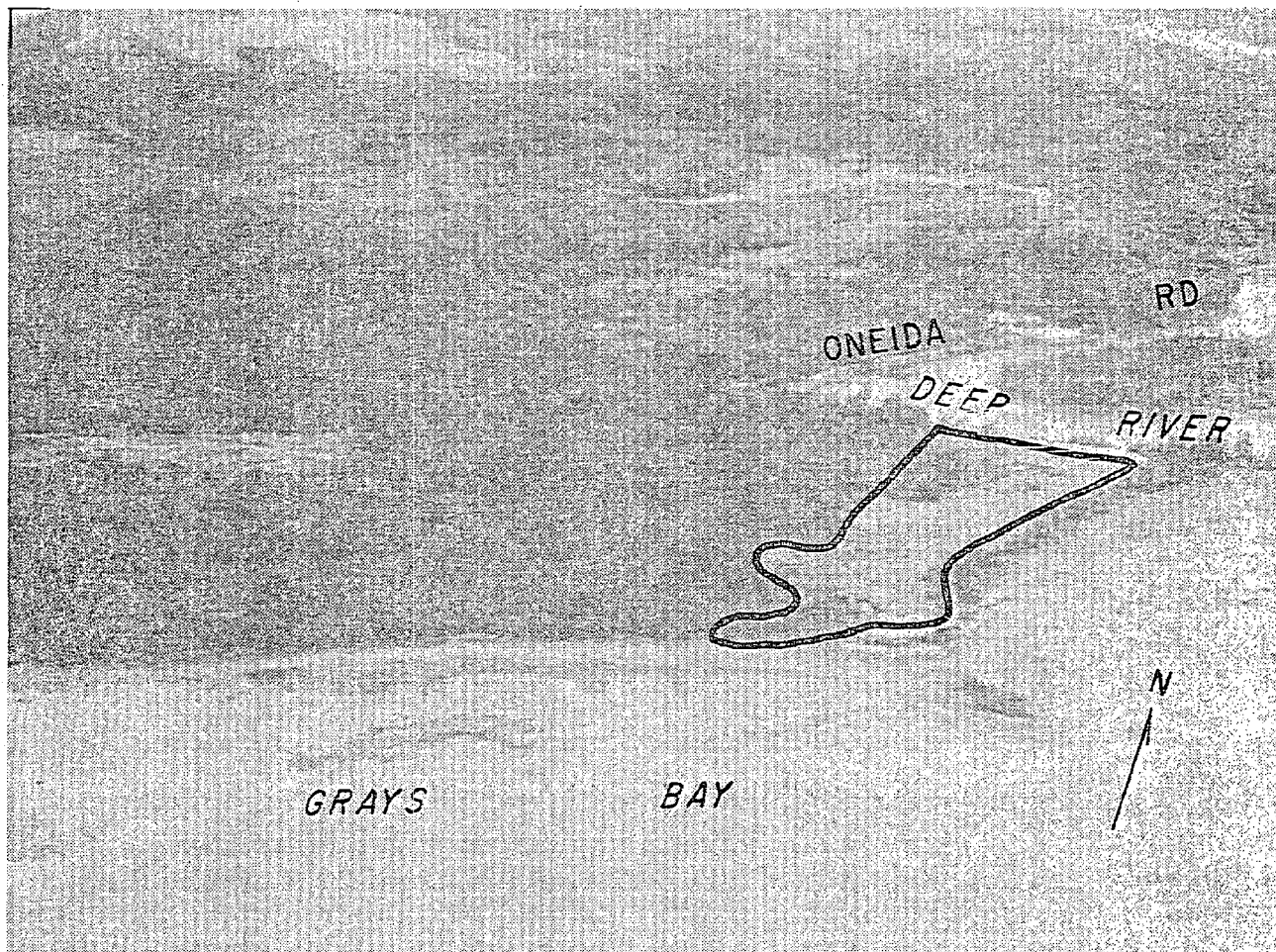
SITE FEATURES

Topography Flat Floodplain Yes  
Present Use Forestry, limited residential  
Surrounding Land Use Forestry, limited residential  
Soils Ocosta Silt Loam and Bear Prairie Silt Loam

COMMENTS:

Much of this area is low lying, with a seasonally high water table. Large scale development would require considerable fill material which could present adverse environmental impacts if the fill were to be dredged from the Grays Bay mud flats. Access is by a well maintained gravel road.





31-10-8W

